

INDIA NON JUDICIAL



सत्यमेव जयते

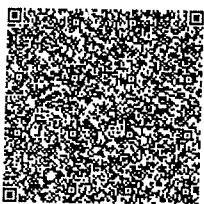
Government of National Capital Territory of Delhi

₹500

e-Stamp

Certificate No. : IN-DL51430475581406W
Certificate Issued Date : 29-Feb-2024 12:11 PM
Account Reference : IMPACC (IV)/dl954403/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL95440363768679721045W
Purchased by : PRATEEK REALTORS INDIA PRIVATE LIMITED
Description of Document : Article 5/General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : PRATEEK REALTORS INDIA PRIVATE LIMITED
Second Party : CATALYST TRUSTEESHIP LIMITED
Stamp Duty Paid By : PRATEEK REALTORS INDIA PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 500
(Five Hundred only)

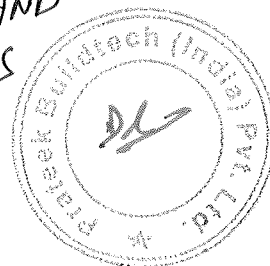
सत्यमेव जयते



₹500

Please write or type below this line IN-DL51430475581406W

THIS STAMP PAPER FORMS AN INTEGRAL PART OF THE DEBENTURE TRUST DEED DATED MARCH 1, 2024 ENTERED INTO, AMONGST OTHERS, PRATEEK REALTORS INDIA PRIVATE LIMITED AS THE COMPANY AND CATALYST TRUSTEESHIP LIMITED AS THE TRUSTEE.



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DEBENTURE TRUST DEED

BETWEEN

**PRATEEK REALTORS INDIA PRIVATE LIMITED
("COMPANY")**

AND

**PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED
("SPONSOR")**

AND

**THE PERSONS SET OUT IN SCHEDULE 18 AS THE PROMOTERS
("PROMOTERS")**

AND

**CATALYST TRUSTEESHIP LIMITED
("TRUSTEE")**

DATED: March 1, 2024

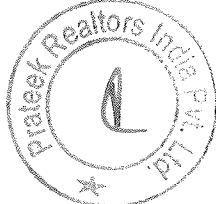
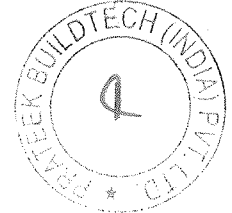
jsa

advocates & solicitors

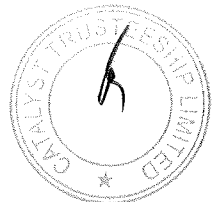
Vakils House, 18 Sprott Road, Ballard Estate, Mumbai 400 001, India

T: +91 22 4341 8600 | F: +91 22 4341 8617

Ahmedabad | Bangalore | Chennai | Gurgaon | Hyderabad | Mumbai | New Delhi



h



h



h

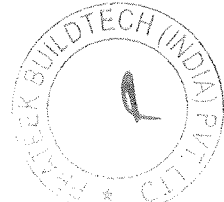
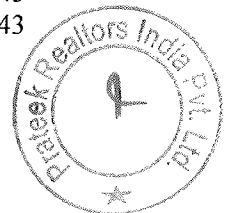
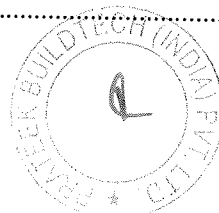
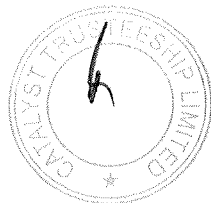
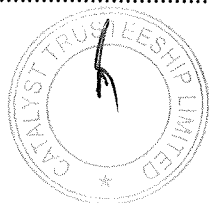


TABLE OF CONTENTS

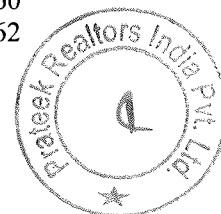
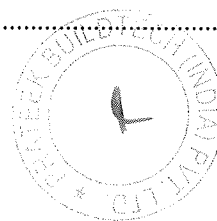
CLAUSE	PAGE
PART A: STATUTORY / STANDARD INFORMATION	
1. DEFINITIONS AND INTERPRETATION	2
1.1 Definitions	2
1.2 Construction	23
2. TERMS OF DEBENTURES	26
2.1 Face Value and Amount of Debentures	26
2.2 Terms	26
2.3 Dematerialised form	26
2.4 Minimum Application	26
2.5 Listing of Debentures	27
2.6 Failure to list Debentures	27
2.7 Purpose	27
2.8 Debentures free from equities	28
2.9 Failure to execute this Deed	28
3. COVENANTS TO PAY	28
3.1 Covenant to pay principal	28
3.2 Covenant to pay Interest and Make-whole Amount	28
3.3 Covenant to pay Default Interest	29
3.4 Redemption Account	29
4. CONDITIONS	30
4.1 Conditions Precedent	30
4.2 Conditions Subsequent	31
4.3 Waiver of Conditions	31
5. APPOINTMENT OF THE TRUSTEE AND DECLARATION OF TRUST	31
5.1 Appointment of Trustee	31
5.2 Authority of the Trustee	31
5.3 Declaration of Trust by the Trustee	32
5.4 Compliance with Applicable Law	33
5.5 Remuneration of Trustee	33
5.6 Attorney of the Company	33
6. POWERS AND DUTIES OF THE TRUSTEE	34
6.1 Power to make Permitted Investments	34
6.2 Power to accumulate trust proceeds	34
6.3 Power to borrow	34
6.4 Power to delegate	35
6.5 Power to employ agents	35
6.6 Nominee Director	35
6.7 Power of Trustee to Permit the Company to Deal with the Secured Assets	37
6.8 Power of Trustee to Appoint Receiver	38
6.9 Trustee's Rights in Respect of the Secured Assets	39
6.10 Consultants and Representatives	40
6.11 Duties of the Trustee	41
7. SECURITY, GUARANTEE AND UNDERTAKINGS	42
7.1 Description of Security and Guarantees	42
7.2 Execution of Security Documents	42
7.3 Filing and Registration	42
7.4 Additional Security	43
8. REALISATION OF TRUST PROCEEDS AND APPROPRIATION	43
8.1 Realisation of Trust Properties	43
8.2 Appropriation of Realisation Proceeds	43



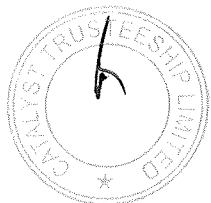
8.3	Claims for compensation monies	44
8.4	Receipt by Trustee to be effectual discharge	45
9.	LIMITATION OF LIABILITIES OF TRUSTEE	45
9.1	Reliance on opinion and advice	45
9.2	Reliance on certificates	45
9.3	Not bound to interfere	46
9.4	Custody of documents	46
9.5	Not bound to ascertain defaults	46
9.6	Not bound to supervise use of application monies	46
9.7	Indemnity to Trustee out of Trust Proceeds	46
10.	REPRESENTATIONS AND COVENANTS	47
10.1	Representations and Warranties of the Obligors	47
10.2	Representation and Warranties of the Trustee	47
10.3	Covenants and Undertakings	48
11.	EVENTS OF DEFAULT	48
11.1	Each event or circumstance set out in Schedule 7 (<i>Events of Default</i>) is an Event of Default	48
11.2	Consequences of Event of Default	48
11.3	Trustee to be Indemnified	50
11.4	Communication with third party, etc.	50
11.5	Statutory Intercreditor Agreement	50
11.6	Release of Recovery Expense Fund	50
12.	REDRESSAL OF DEBENTURE HOLDERS GRIEVANCES	50
13.	RETIREMENT & REMOVAL OF TRUSTEE	51
13.1	Notice of Resignation	51
13.2	Effectiveness of Resignation	51
13.3	Removal of Trustee	51
13.4	Convening meeting of Debenture Holders	51
14.	COSTS AND EXPENSES	52
14.1	Obligation to bear costs and expenses	52
14.2	Consequences of failure to pay	52
14.3	Part of Debt 53	
15.	INDEMNITY	53
15.1	General Indemnity	53
15.2	Indemnity under Section 281(1) of the Income Tax Act, 1961 and Section 81 of the Central Goods and Services Tax Act, 2017	54
15.3	Email Indemnity	55
16.	TAX GROSS UP	55
16.1	Definitions 55	
16.2	Tax Gross-up	55
16.3	Tax Indemnity	56
16.4	Indirect Tax 56	
17.	INCREASED COSTS	57
17.1	Increased Costs	57
17.2	Increased Cost Claims	58
17.3	Exceptions 58	
18.	NOTICES 58	
18.1	Communications in Writing	58
18.2	Addresses 58	
18.3	Delivery 59	
18.4	Notification of Address	59
18.5	English Language	59
18.6	Electronic Communication	59
19.	DISCLOSURE	60
19.1	Disclosure of Information	60
19.2	Personal Data Protection	62



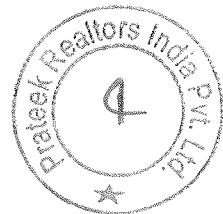
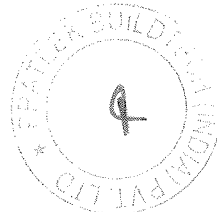
R A

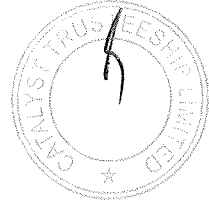
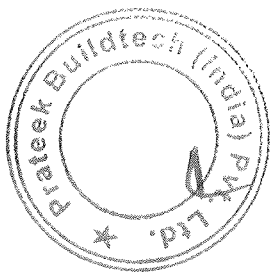


19.3	Regulatory Disclosure	62
19.4	Other Conditions	63
19.5	Publicity 63	63
20.	GOVERNING LAW AND JURISDICTION	64
20.1	Governing law	64
20.2	Jurisdiction 64	64
20.3	Waiver of Immunity	64
20.4	Waiver of Consequential Damages	64
21.	MISCELLANEOUS.....	65
21.1	Entire Agreement	65
21.2	Amendments and Super Majority Items.....	65
21.3	Further Assurances.....	66
21.4	Disenfranchisement	66
21.5	Successors and Assigns	67
21.6	Effectiveness and Survival	68
21.7	Waivers 68	68
21.8	Severability 68	68
21.9	Lien and Right of Set Off.....	69
21.10	Legal and Prior Rights	69
21.11	Specific Performance of Obligations	69
21.12	Calculations and Computations	69
21.13	Conduct of Business by each Secured Party.....	69
21.14	Avoidance of payment.....	70
21.15	Counterparts 70	70
22.	SPECIFIC DETAILS	70
	SCHEDULE 1: TERMS AND CONDITIONS.....	71
	SCHEDULE 2: PROVISIONS FOR MEETINGS OF DEBENTURE HOLDERS	80
	SCHEDULE 3: COVENANTS AND UNDERTAKINGS	86
	SCHEDULE 4: REPRESENTATIONS AND WARRANTIES	105
	SCHEDULE 5: CONDITIONS PRECEDENT	117
	SCHEDULE 6: CONDITIONS SUBSEQUENT.....	124
	SCHEDULE 7: EVENTS OF DEFAULT.....	126
	SCHEDULE 8: SECURITY MECHANISM.....	133
	SCHEDULE 9: DETAILS OF PROJECT LAND AND PROJECTS.....	136
	SCHEDULE 10: EXISTING FACILITIES AND REPAYMENT FACILITIES.....	137
	SCHEDULE 11: REQUEST FOR APPROVED INSTRUCTIONS FOR EOD	140
	SCHEDULE 12: FORM OF ACCELERATION NOTICE	141
	SCHEDULE 13: COMPLIANCE CERTIFICATE	142
	SCHEDULE 14: PROJECT COST	143
	SCHEDULE 15: FORM OF SUBSCRIPTION NOTICE	144
	SCHEDULE 16: PROJECT FINANCIAL COVENANTS	145
	SCHEDULE 17: ESG CONSIDERATIONS	146
	SCHEDULE 18: PROMOTERS	151
	SCHEDULE 19: UNSOLD UNITS	152
	SCHEDULE 20: SOLD UNITS RECEIVABLES	153
	SCHEDULE 21: LITIGATION.....	154
	ANNEXURE A 155	155
	ANNEXURE B 156	156
	ANNEXURE C 157	157



A B





DEBENTURE TRUST DEED

This **DEBENTURE TRUST DEED** is made at New Delhi on this 1st day of March 2024:

BETWEEN

1. **PRATEEK REALTORS INDIA PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, and a validly existing company under the Companies Act, 2013, with corporate identification number U70101DL2009PTC197028 and having its registered office at Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi – 110092 (hereinafter referred to as the “**Company**”, which expression shall, unless repugnant to the context or meaning thereof, deem to include its successors and permitted assigns);

AND

2. **PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and a validly existing company under the Companies Act, with corporate identity number U45201DL2005PTC140318 and having its registered office at Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi - 110092 (hereinafter referred to as the “**Sponsor**”, which expression shall, unless repugnant to the context or meaning thereof, deem to include its successors and permitted assigns);

AND

3. **THE PERSONS SET OUT IN SCHEDULE 18** (hereinafter collectively referred to as the “**Promoters**”, and each of them as a “**Promoter**”, which expression shall unless repugnant to the context or meaning thereof, be deemed to include each of their respective heirs, successors, transferees and assigns);

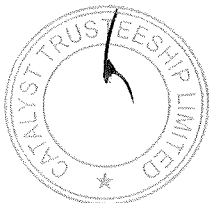
AND

4. **CATALYST TRUSTEESHIP LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, and a validly existing company under the Companies Act, 2013, with corporate identification number U74999PN1997PLC110262 and having its registered office at GDA House, First Floor, Plot No. 85 S. No. 94 & 95, Bhusari Colony (Right), Kothrud, Pune – 411038 and branch offices at 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai – 400013 and at 910-911, 9th Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi –110001 (hereinafter referred to as the “**Trustee**”, which expression shall, unless repugnant to the context or meaning thereof, deem to include its successors and permitted assigns).

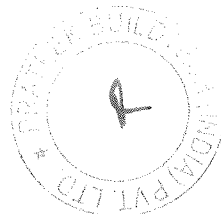
The parties mentioned above are hereinafter collectively referred to as the “**Parties**” and individually as a “**Party**”.

WHEREAS:

- A. The Company is engaged in the business of construction and development of real estate projects



h 1 a



(“Business”).

B. The Company has pursuant to:

- (a) the approval of its board of directors in terms of the resolution passed under Section 179(3)(c) of the Companies Act, 2013 at the meeting of its board of directors held on February 5, 2024, for the issuance of the Debentures; and
- (b) the approval of its shareholders in terms of the special resolution passed under Section 42 of the Companies Act read with Rule 14(1) of the Companies (Prospectus and Allotment of Securities) Rules, 2014 at the meeting held on February 9, 2024,

has agreed to issue and allot Debentures for an aggregate nominal amount of up to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores), on a private placement basis, in the manner specifically set out in the Disclosure Documents (*as defined hereinafter*) and on the terms and conditions of this Deed.

- B. The Company has appointed the Trustee as the debenture trustee in relation to the Debentures, and the Trustee has consented, to act as trustee for the Debenture Holders pursuant to the Debenture Trustee Agreement.
- C. One of the terms of the issue of the Debentures is that the payment and due discharge of the Debt shall be secured and guaranteed as set out in the Terms and Conditions.
- D. The Company shall also, at all times during the tenor of the Debentures, maintain a minimum of 100% (one hundred per cent) security cover in respect of the outstanding Debentures as required under the Debt Listing Regulations.
- E. This Deed, amongst others, sets out the terms on which the Debentures are being issued, the rights and powers of the Trustee and the terms and conditions on which the Trust Property is to be held and administered by the Trustee for the benefit of the Secured Parties.

NOW, THEREFORE, in consideration of the premises and mutual agreements and covenants contained in this Deed and other good and valuable consideration (the receipt and adequacy of which are hereby mutually acknowledged), the Parties hereby agree as follows:

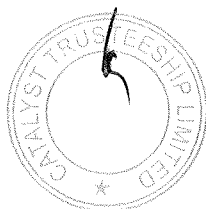
PART A: STATUTORY / STANDARD INFORMATION

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Deed, except where the context otherwise requires (a) capitalised terms defined anywhere in this Deed by inclusion in quotations and/or parenthesis have the meanings so ascribed, and (b) the following terms shall have the following meanings:

“**Account Assets**” has the meaning ascribed to such term in the Deed of Hypothecation.



2

R

e



“**Account Bank**” means HDFC Bank Limited, or any other bank acceptable to the Trustee, with whom the Accounts are required to be maintained in accordance with the Transaction Documents.

“**Accounts**” means, collectively, the Debenture Account and the Project Accounts.

“**Accounts Agreement 1**” means the escrow accounts agreement dated on or about the date hereof to be entered into amongst the Company, the Trustee and the Account Bank, *inter alia*, in respect of the Debenture Account.

“**Accounts Agreement 2**” means the escrow accounts agreement dated on or about the date hereof to be entered into amongst the Company, the Trustee and the Account Bank, *inter alia*, in respect of the Project Accounts.

“**Accounts Agreements**” means, collectively, the Accounts Agreement 1 and the Accounts Agreement 2, and “**Account Agreement**” means any of them individually.

“**Additional Security**” shall have the meaning ascribed to such term in paragraph 3.1 (*Notification of Shortfall*) of Schedule 8 (*Security Mechanism*).

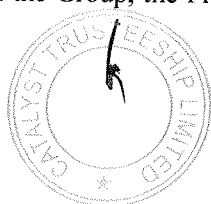
“**Affiliate**” means, in relation to any person (**specific person**), the following:

- (a) any person who is Controlling, Controlled by or under common Control of such specific person;
- (b) where the specific person is a company, it includes a Subsidiary of that company or a Holding Company of that company or any other Subsidiary of that Holding Company;
- (c) where such specific person is a limited liability partnership, it includes its designated partners;
- (d) where the specific person is an individual, it includes a Relative of that individual or any person Controlled by that individual; and
- (e) where the specific person is a trust, it includes any manager, general partners and trustees of such specific person.

“**AIF Debentures**” means senior, unlisted, redeemable, non-convertible debentures of face value of INR 10,00,000 (Indian Rupees Ten Lakh) each issued by the Company in 2 (two) tranches to Asia Real Estate II India Opportunity Trust, aggregating up to Rs. 802,00,00,000 (Rupees Eight Hundred and Two Crore) on a private placement basis in accordance with the terms set out in the debenture trust deed dated December 21, 2021, entered into between the Company and IDBI Trusteeship Services Limited (as debenture trustee) and as amended from time to time.

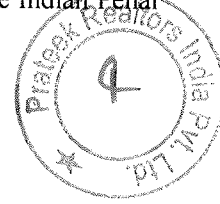
“**AIF Secured Parties**” means, the debenture trustee and the debenture holders of the AIF Debentures, any delegates, advisors and consultants of such debenture trustee and the debenture holders, and any receivers appointed by them.

“**Anti-Bribery and Corruption Laws**” means, with respect to the Secured Parties, the Company or any other member of the Group, the Prevention of Corruption Act, 1988, the FCPA, the Indian Penal



3

Handwritten initials 'H e'.



Code, 1860, the UK Bribery Act of 2010 or any similar laws, rules or regulations issued, administered or enforced by India, the United Kingdom, the United States of America, the European Union or any of its member states, or any other country or Governmental Authority having jurisdiction over the Secured Parties, Company or any other member of the Group, including all anti-bribery or anti-corruption laws and international conventions and other laws regarding bribery or commercial bribery, in each case, as amended and together with the rules and regulations issued thereunder or in connection therewith.

“Anti-Money Laundering Laws and Anti-Terrorism Financing Laws” means all applicable financial record keeping and reporting requirements and money laundering statutes (including all applicable rules and regulations thereunder) and all applicable rules and regulations and any related or similar rules, regulations or guidelines: (a) issued, administered or enforced by any governmental agency having jurisdiction over the Obligor and any member of the Group (or any of its respective officers, directors, employees, shareholders or agents) or otherwise issued, administered or enforced in each of the jurisdictions in which the Obligor and each member of the Group are incorporated or domiciled (as the case may be); and/or (b) of all jurisdictions in which the Obligor and each member of the Group (or any of its officers, directors, employees shareholders or agents) conducts business.

“Applicable Interest Rate” means the Interest Rate or the Reset Interest Rate, as the case may be.

“Applicable Law(s)” means all applicable laws, bye-laws, rules, regulations, orders, ordinances, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directives of any Governmental Authority or Person acting under the authority of any Governmental Authority and/or of any statutory authority, and specifically including, the RBI, SEBI and/or of a stock exchange, whether in effect on the date of this Deed or thereafter.

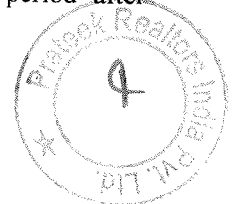
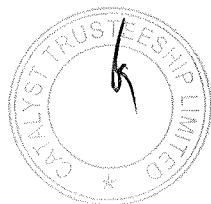
“Approved Instructions” means:

- (a) in relation to the Super Majority Items, the prior written instructions of the Super Majority Debenture Holders;
- (b) in relation to execution of an inter-creditor agreement or other actions in accordance with the SEBI’s circular on Standardisation of procedure to be followed by Debenture Trustee(s) in case of ‘Default’ by Issuers of listed debt securities, dated October 13, 2020, the prior approval of such number of Debenture Holders which shall represent not less than 75% (seventy five per cent) of the face value of Debentures then outstanding and 60% of the Debenture Holders by number; and
- (c) in relation to all other matters, the prior written instructions of the Majority Debenture Holders.

“Associate” has the meaning ascribed to the term ‘associate company’ in the Companies Act.

“Authorisation” means:

- (a) an authorisation, consent, approval, resolution, licence, exemption, filing, notarisation, lodgement or registration; or
- (b) in relation to anything which will be fully or partly prohibited or restricted by law if a Governmental Authority intervenes or acts in any way within a specified period after



lodgement, filing, registration or notification, the expiry of that period without intervention or action.

“**Business**” shall have the meaning ascribed to such term in Recital A.

“**Business Day**” means:

- (a) in respect of all payments to be made by the Company in terms of the Transaction Documents, all days on which commercial banks in the city as specified in the Disclosure Documents are open for business; and
- (b) in respect of all other matters, a day (other than Sunday or a bank holiday) on which banks and stock exchanges are open for general business in Delhi and Mumbai.

“**Business Plan**” means the business plan, which includes:

- (a) the Project Financial Covenants; and
- (b) the Project Cost.

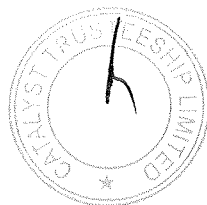
“**CERSAI**” means the Central Registry of Securitisation Asset Reconstruction and Security Interest of India set up under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and any rules prescribed thereunder.

“**Change of Control**” means, at any time:

- (a) the Sponsor and the Promoter 1 collectively cease to, directly or indirectly, legally and beneficially own at least 100% (one hundred per cent) of the fully paid-up equity share capital and voting rights of the Company (on a fully diluted basis);
- (b) the Sponsor ceases to Control the Company;
- (c) the Promoters and Ms. Kalpana Tiwari collectively cease to directly or indirectly, legally and beneficially own at least 100% (one hundred per cent) of the fully paid-up equity share capital and voting rights of the Sponsor (on a fully diluted basis); or
- (d) the Promoter 1 and Ms. Kalpana Tiwari collectively cease to Control Prateek Infratech India Private Limited.

“**Credit Information Company**” means a credit information company registered with the RBI under the Credit Information Companies Regulation Act, 2005 and rules and regulations prescribed thereunder.

“**Common Security Trustee**” means Vistra ITCL (India) Limited, a company incorporated under the Companies Act, 1956 and existing validly under the provisions of Companies Act, 2013 with corporate identity number U66020MH1995PLC095507 and having its registered office at IL&FS Financial Centre, Plot No. C 22, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051, or any other entity acceptable to the Trustee appointed or to be appointed as a security trustee pursuant to the



5
h e



Common Security Trustee Agreement.

“Common Security Trustee Agreement” means the agreement dated on or about the date hereof, *inter alia*, between the Trustee, the Company, the debenture trustee and the debenture holders of the AIF Debentures, and the Common Security Trustee for, *inter alia*, appointment of the Common Security Trustee.

“Companies Act” means the Companies Act, 2013, and for any matters or affairs prior to the notification of the relevant provisions of the Companies Act, 2013, the Companies Act, 1956 and shall include the rules, regulations, circulars and notifications issued thereunder and any other statutory amendment or re-enactment thereof.

“Compliance Certificate” means a certificate delivered pursuant to paragraph 1.2 (*Compliance Certificate*) of Schedule 3 (*Covenants and Undertakings*) and signed by two directors of the Company, substantially in the form set out in Schedule 13 (*Compliance Certificate*) and satisfactory to the Trustee.

“Confirmation Notice to the Intercreditor Agreement” means the notice dated on or about the date of this Deed given by the Company to, *inter alios*, the Trustee and the Common Security Trustee, whereby the Company acknowledges that it has received a copy of the Intercreditor Agreement and accepts the terms thereof.

“Control” has the meaning ascribed to such term in the Companies Act.

“Corporate Guarantee” means the unconditional and irrevocable deed of guarantee dated on or about the date hereof executed by the Corporate Guarantor in favour of the Trustee for the benefit of the Secured Parties, in a form acceptable to the Trustee (acting on behalf of the Debenture Holders).

“Corporate Guarantor” means the Sponsor.

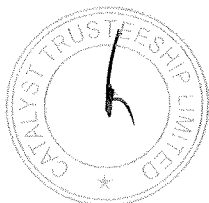
“Debenture Account” has the meaning ascribed to the term ‘Account’ in the Accounts Agreement 1.

“Debenture Delisting Event” means any corporate action, proceeding or other procedure or step being taken in relation to, or the occurrence of the following events:

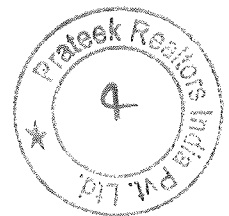
- (a) any Debenture has ceased or (as at a stipulated date) will cease to be listed, traded or publicly quoted on the Stock Exchange for any reason; or
- (b) the trading in any Debenture has been suspended for any reason on the Stock Exchange for a consecutive period of 3 Trading Days (or days that would have been Trading Days but for the occurrence of a general market suspension).

“Debenture Holder” means a person who is, for the time being and from time to time, the holder of any Debenture and whose name appears in the Register of Beneficial Owners.

“Debenture Regulations” means the Debt Listing Regulations, the LODR Regulations and all the rules, regulations, notifications, circulars, press notes or orders, issued by SEBI or any other Governmental



6
H A



Authority in relation to, or in connection with, non-convertible debentures.

“Debenture Trustee Agreement” means the debenture trustee agreement dated on or about the date hereof entered into between the Company and the Trustee for the appointment of the Trustee as a trustee for the Debenture Holders.

“Debenture Trustee Regulations” means the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993.

“Debentures” has the meaning ascribed to the term in Clause 2.1 (*Face Value and Amount of Debentures*).

“Debt” means at any time all the amounts payable by the Company and/or the other Obligors, as the case may be to the Secured Parties or any other person, pursuant to the terms of the Transaction Documents (in each case, whether alone or jointly, or jointly and severally, with any other person, whether actually or contingently, and whether as principal, surety or otherwise), including, without limitation, the following amounts

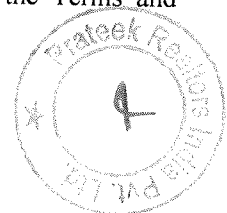
- (a) the principal amount of the Debentures, the Interest, the Make-whole Amount and the Default Interest, if any, whether fallen due or not and calculated at any point in time as if it had become due as on date;
- (b) any Increased Costs;
- (c) all other monies, debts and liabilities of the Obligors, including indemnities, liquidated damages, costs, charges, expenses, application money, stamp duties, fees and interest incurred under, arising out of or in connection with the Transaction Documents;
- (d) fees, cost and expenses, including costs for enforcement of Security, of the Trustee, agents, Delegates, Receivers, professional advisors and custodians appointed by or for the benefit of the Secured Parties;
- (e) any and all sums expended (including any stamp duty paid) by or on behalf of any Secured Party or by any other person in order to create or preserve any Security Interest for the benefit of the Secured Parties; and
- (f) any and all costs, expenses, fees and duties for the enforcement and collection of any amounts due under the Transaction Documents, including costs, expenses, fees and duties of enforcement and realisation of the Security Interest created for the benefit of the Secured Parties.

“Debt Listing Regulations” means the Securities and Exchange Board of India (Issue and Listing of Non – Convertible Securities) Regulations, 2021, read with the SEBI Master Circular.

“Declaration of Mortgage” means, the declaration of mortgage to be made by a director or an authorised representative of the Company in favour of the Common Security Trustee (for the benefit of the Secured Parties and the AIF Secured Parties) in relation to creation of an equitable mortgage by deposit of title deeds on, *inter alia*, the Mortgaged Property in accordance with the Terms and Conditions and the Intercreditor Agreement.



7
R a



“**Deed**” means this debenture trust deed (together with all its Schedules).

“**Deed of Hypothecation**” means the deed of hypothecation dated on or about the date of this Deed entered into between the Company and the Trustee (for the benefit of the Secured Parties) for creating a charge by way of hypothecation on the Hypothecated Assets in accordance with Clause 7 (*Security, Guarantee and Undertakings*) and the Intercreditor Agreement.

“**Deemed Date of Allotment**” means the date as set out in the Disclosure Documents.

“**Default**” means an Event of Default, or any event or circumstance specified in Clause 11 (*Events of Default*) which would (with the expiry of a grace period, the giving of notice, the making of any determination under any Transaction Document or any combination of any of the foregoing) be or become an Event of Default.

“**Default Interest**” shall have the meaning ascribed to the term in Clause 3.3(b) (*Covenant to pay Default Interest*).

“**Delegate**” means any delegate, agent, attorney or co-trustee appointed by the Trustee.

“**Depository**” means National Securities Depositories Limited and/or Central Depository Services (India) Limited, as the case may be.

“**Disclosure Documents**” means the placement memorandum, the general information document and/or the key information document issued or to be issued by the Company for the issue of the Debentures on a private placement basis in accordance with the Debt Listing Regulations, the Companies Act and the Companies (Prospectus and Allotment of Securities) Rules, 2014.

“**DSR Amount**” means, on any date, an amount equal to the Interest, Redemption Amounts or any other Debt payable on the Debentures for the immediately succeeding 2 (two) months.

“**DSR Fixed Deposit(s)**” means the fixed deposit(s) opened and established by the Company with the Account Bank from the relevant Accounts for an amount equal to at least the DSR Amount.

“**Early Redemption Date**” means a date:

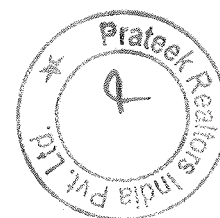
- (a) when the Trustee requires the Debentures to be redeemed on a date prior to the Final Redemption Date pursuant to paragraph 2.4 (*Mandatory Redemption*) of Schedule 1 (*Terms and Conditions*) or upon the occurrence of an Event of Default; or
- (b) when the Company redeems the Debentures on a date prior to the Final Redemption Date pursuant to paragraph 2.5 (*Voluntary Redemption*) of Schedule 1 (*Terms and Conditions*).

“**End Use Certificate**” means a certificate signed by a director of the Company and countersigned by the statutory auditor of the Company or an independent practicing-chartered accountant.

“**Environment**” means living organisms including the ecological systems of which they form part and



8
H A



the following media:

- (a) air (including air within natural or man-made structures, whether above or below ground);
- (b) water (including territorial, coastal and inland waters, water under or within land and water in drains and sewers); and
- (c) land (including land under water).

“Environmental Claim” means any litigation, arbitration or administrative proceedings of or before any court, arbitral body or Governmental Authority relating to Environmental Law or the environmental, health or safety related obligations of any agreement, laws and regulations of any jurisdiction.

“Environmental Law” means the applicable laws and regulations of any relevant jurisdiction concerning or applicable with regard to: (a) the pollution or protection of, or compensation of damage or harm to, the Environment; (b) occupational or public health and safety; or (c) emissions, discharges or releases into, or the presence in, the Environment or of the use, treatment, storage, disposal, transportation or handling of Hazardous Substances (including without limitation taxation or any obligation to purchase credits or allowances or to provide financial security with regard to any such activities).

“Environmental License” means any Authorisation, notification, assessment, certificate, allowance or credit required at any time under Environmental Law.

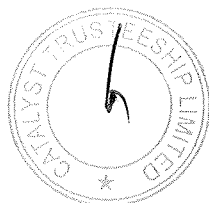
“Environmental or Social Approval” means any Authorisation required by an Environmental Law or Social Law.

“Environmental or Social Claim” means any claim by any person in connection with:

- (a) a breach, or alleged breach, of an Environmental Law or Social Law; or
- (b) any accident, fire, explosion or other event of any type involving an emission or substance which is capable of causing harm to any living organism or the environment.

“Social Law” means any applicable law or regulation concerning:

- (a) occupational health and safety;
- (b) community welfare, and/or land or property rights;
- (c) corruption and bribery in all their forms;
- (d) money laundering;
- (e) terrorism;
- (f) insider trading; and
- (g) sexual harassment at the workplace.



R⁹

R



“Estimated Project Cost” means the total capital expenditure, construction costs and related expenses for the Project to be incurred by the Company for completion of the Project, which includes hard cost, soft cost, sales and brokerage cost, marketing cost, any other related costs, property premium and taxes, administrative expenses and cost of statutory approvals including occupancy certificate, if any, to be kept in subsistence, in relation to the Project.

“Event of Default” means any event or circumstance specified as such in Clause 11 (*Events of Default*), other than Clauses 11.2 (*Consequences of Event of Default*), 11.3 (*Trustee to be Indemnified*) and 11.4 (*Communication with third party, etc.*).

“Existing Facilities” means the outstanding credit facilities availed by the Company and existing as on the date of this Deed, as more particularly set out in Part A (*Existing Facilities*) of Schedule 10 (*Existing Facilities and Repayment Facilities*).

“Existing Lenders” means the lenders (including their successors and assigns) of the Existing Facilities.

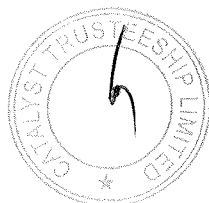
“Final Listing Approval” means the final approval issued by the Stock Exchange in accordance with Applicable Law approving the listing of the Debentures on the Stock Exchange.

“Final Redemption Date” means the date falling after 42 (forty-two) months from the Deemed Date of Allotment, on which date all outstanding Debentures shall be mandatorily redeemed in full in accordance with the Terms and Conditions.

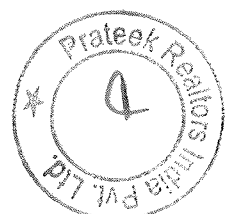
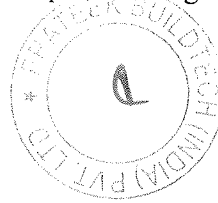
“Final Settlement Date” means the date when all the Debt has been irrevocably and unconditionally paid and discharged in full to the satisfaction of the Trustee (acting on Approved Instructions) in accordance with the terms of the Transaction Documents.

“Financial Indebtedness” means any indebtedness for or in respect of:

- (a) moneys borrowed;
- (b) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent;
- (c) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument;
- (d) the amount of any liability in respect of any lease or hire purchase contract which would, in accordance with GAAP, be treated as a finance or capital lease;
- (e) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (f) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing;
- (g) any derivative transaction entered into in connection with protection against or benefit from



H a



fluctuation in any rate or price (and, when calculating the value of any derivative transaction, only the marked to market value shall be taken into account);

- (h) shares which are expressed to be redeemable or any shares or instruments convertible into shares or any shares or other securities which are otherwise the subject of a put option or any form of guarantee;
- (i) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution;
- (j) any amount of any liability under any advanced or deferred purchase agreement if one of the primary reasons behind the entry into such agreement is to raise finance;
- (k) any obligation under any put option arrangement or guarantee or indemnity in respect of any put option where that put option or guarantee is granted or entered into primarily as a method of raising or assuring the payment or repayment of any indebtedness; and
- (l) the amount of any liability in respect of any guarantee or indemnity (without double counting) for any of the items referred to in paragraphs (a) to (k) above; and
- (m) any obligation treated as "financial debt" from time to time under the IBC.

"Financial Quarter" means the quarters ending on June 30, September 30, December 31 and March 31 in a Financial Year.

"Financial Year" means accounting period commencing from April 1st of each year till March 31st of the next year.

"GAAP" means generally accepted accounting principles, standards and practices applicable in India.

"Governmental Authority" means any government, governmental agency, regulatory authority, semi-governmental authority or judicial or quasi-judicial authority (including, without limitation, any stock exchange or any self-regulatory organisation established under any law).

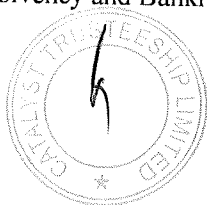
"Group" means the Sponsor, the Promoters, the Company and each of their Subsidiaries and Affiliates.

"Hazardous Substances" means any waste, pollutant, contaminant or other substance (including any liquid, solid, gas, ion, living organism or noise) that may be harmful to human health or other life or the Environment or a nuisance to any person or that may make the use or ownership of any affected land or property more costly.

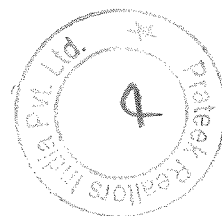
"Holding Company" means, in relation to a company, any other company of which it is a Subsidiary.

"Hypothecated Assets" means all moveable assets, Receivables and cashflows, bank accounts including Account Assets, current assets and Insurance Policies, in relation to the Project (Phase I) and the Project (Phase II), as more particularly set out in the Deed of Hypothecation.

"IBC" means the Insolvency and Bankruptcy Code, 2016.



11
B a



“**Increased Costs**” has the meaning ascribed to such term in Clause 17.1 (*Increased Costs*).

“**Indirect Tax**” means any, present or future, goods and services tax, consumption tax, value added tax or any tax of a similar nature.

“**Initial Contribution**” has the meaning ascribed to such term in Clause 5.3(a) (*Declaration of Trust by the Trustee*).

“**Information Utility**” means an ‘information utility’ as defined in Section 3(21) of the IBC.

“**INR**” or “**Rs.**” Or “**Rupees**” means the lawful currency of the Republic of India.

“**Insolvency Event**” means the admission of an application in relation to the corporate insolvency resolution process of any Obligor under the IBC.

“**Insurance Policies**” means, in respect of the Project (Phase I) and the Project (Phase II), one or more insurance policies obtained from one or more insurance companies approved by the Trustee which:

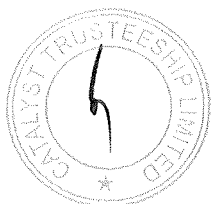
- (a) at all times, insure the Project (Phase I) and the Project (Phase II) against insurable risks required to be obtained for a project of this nature in accordance with the industry practice;
- (b) are for an amount equivalent to or higher than (to the satisfaction of the Trustee) the Valuation; and
- (c) may not be amended, cancelled, terminated or permitted to lapse without the prior written consent of the Trustee (acting on the Approved Instructions).

“**Intercreditor Agreement**” means the intercreditor agreement dated on or about the date of this Deed entered into between the Company, the Trustee, the Common Security Trustee, and the debenture trustee appointed in connection with the AIF Debentures, for the purpose of ceding exclusive first ranking charge on the Hypothecated Assets in favour of the Trustee (for the benefit of the Secured Parties), and on the occurrence of Phase III Funding Event, exclusive first ranking charge on the Phase III Hypothecated Assets in favour of the Trustee (for the benefit of the Secured Parties), in a form acceptable to the Trustee.

“**Interest**” means interest payable on the Debt at the Applicable Interest Rate in accordance with the terms set out in this Deed.

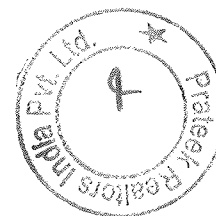
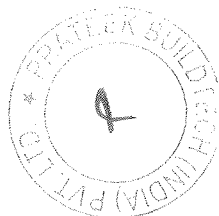
“**Interest Payment Date**” means the last day of each Interest Period for which Interest is payable by the Company, and if such last day is not a Business Day, then the Business Day immediately succeeding such last day; provided the Interest to be paid shall always be calculated till such last day of the Interest Period.

“**Interest Period**” means each period of 1 (one) Month, where the first period shall commence on the Deemed Date of Allotment; provided however that the last Interest Period shall end on the Final



12

h r



Settlement Date.

“**Interest Rate**” means an interest rate of 19.50% (nineteen point five per cent) per annum.

“**Lease Deed 1**” means the lease deed dated February 22, 2014, entered into between the Company and UPAVP in relation to Plot No. 4/BS-05 of the Project Land.

“**Lease Deed 2**” means the lease deed dated June 20, 2014, entered into between the Company and UPAVP in relation to Plot No. 4/BS-01 of the Project Land, as amended by the correction deed dated July 11, 2014, entered into between the Company and UPAVP.

“**Lease Deeds**” means collectively, the Lease Deed 1 and the Lease Deed 2, and “**Lease Deed**” means any of them.

“**LODR Regulations**” means the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time.

“**Majority Debenture Holders**” means such number of Debenture Holders collectively holding not less than 66^{2/3}% (sixty-six and two thirds per cent) of the face value of the Debentures then outstanding.

“**Majority Resolution**” has the meaning ascribed to such term in paragraph 38 of Schedule 2 (*Provisions for Meetings of Debenture Holders*).

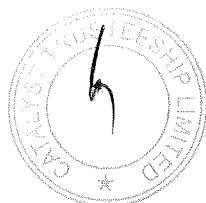
“**Make-whole Amount**” in respect of any redemption in full or in part of any Debentures prior to 18 (eighteen) months from the Deemed Date of Allotment of such Debentures for any reason, (including a Mandatory Redemption Event, subject to paragraph 2.6(b) of Schedule 1 (*Terms and Conditions*)), the amount payable by the Company to the Debenture Holders which shall be (i) an amount of Interest payable on each Interest Payment Date for the period of 18 (eighteen) months at the Applicable Interest Rate from the Deemed Date of Allotment, had such redemption occurred on the Business Day falling at the expiry of 18 (eighteen) months from the Deemed Date of Allotment; less (ii) the amount of Interest actually paid on the Debt upto the date of the redemption.

“**Mandatory Redemption**” means any redemption of Debentures upon the occurrence of a Mandatory Redemption Event.

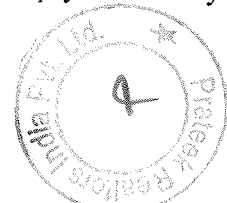
“**Mandatory Redemption Event**” means any event specified in paragraph 2.4 (*Mandatory Redemption*) of Schedule 1 (*Terms and Conditions*).

“**Material Adverse Effect**” means, as of any date of determination by the Trustee, in its sole opinion, a material and adverse effect on:

- (a) the business, condition (financial or otherwise), operations, performance, assets, prospects or credit standing or business activities of any Obligor from the date of execution of this Deed;
- (b) the ability of any Obligor to perform and comply with any of its obligations under any Transaction Document to which it is a party;
- (c) the international or domestic syndicated loan, debt, capital and equity markets generally, and without limitation, the imposition of any suspension or moratorium on the payment of any



13



indebtedness by any applicable authority or any substantial change in currency exchange rates or exchange controls;

- (d) the market and economic conditions of India;
- (e) the validity, legality or enforceability of any Transaction Documents (including the effectiveness or ranking of any Security granted or purported to be granted pursuant to any Security Documents) against any Obligor;
- (f) the validity, legality or enforceability of, or the rights or remedies of any Secured Party under any Transaction Document; or
- (g) the Projects or the land pertaining to the Projects.

“Meeting of the Debenture Holders” means a meeting of the Debenture Holders duly called, convened and held in accordance with the provisions set out in Schedule 2 (*Provisions for Meeting of Debenture Holders*). For the avoidance of doubt, it is clarified that any reference to decisions taken pursuant to a Meeting of the Debenture Holders shall mean a decision taken either (a) at a physical meeting of the Debenture Holders; or (b) by way of a written consent from each Debenture Holder, in a manner determined by the Trustee as per the terms of this Deed.

“Memorandum of Entry” means the memorandum of entry for the deposit of title deeds made on or about the date of this Deed by the Common Security Trustee (for the benefit of the Secured Parties and the AIF Secured Parties) recording the creation of an equitable mortgage by deposit of title deeds on, *inter alia*, the Mortgaged Property in accordance with the Terms and Conditions and the Intercreditor Agreement.

“Month” means a period starting on one day in a calendar month and ending on the numerically corresponding day in the next calendar month, except that:

- (a) (subject to paragraph (b) below) if the numerically corresponding day is not a Business Day, that period shall end on the next Business Day in that calendar month in which that period is to end if there is one, or if there is not, on the immediately preceding Business Day; and
- (b) if there is no numerically corresponding day in the calendar month in which that period is to end, that period shall end on the last Business Day in that calendar month,

The above rules will only apply to the last Month of any period.

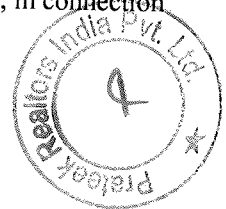
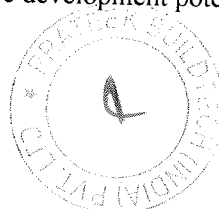
“Mortgage Documents” means, collectively, the Memorandum of Entry and the Declaration of Mortgage.

“Mortgaged Property” means the immovable property owned by the Company comprising of the buildings in respect of the Project (Phase I) and the Project (Phase II), including unsold units of the Project (Phase I) and the Project (Phase II), as set out in **Schedule 19 (Unsold Units)** owned by the Company, along with proportionate share in the Project Land, together with all benefits and/or entitlements arising out of or in connection with the Project (Phase I) and Project (Phase II), and corresponding leasehold rights, development rights and all future development potential, in connection



14

h a



with Project (Phase I) and Project (Phase II), as more particularly set out in the Mortgage Documents.

“**Nominee Director**” has the meaning ascribed to such term in Clause 6.6 (*Nominee Director*).

“**Obligor**” means each of the following:

- (a) the Company;
- (b) the Corporate Guarantor;
- (c) each Promoter; and
- (d) any other person who provides any Security, guarantee or undertaking to any of the Secured Parties in connection with the Debentures or Transaction Documents,

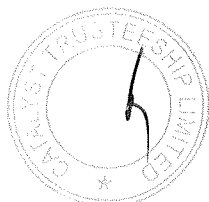
and “**Obligor**” means any of them.

“**Offer Letter**” means the private placement offer letter to be issued by the Company to the proposed investors in the Debentures in Form PAS-4, as required under the Companies Act before issuance of the Debentures.

“**Permitted Financial Indebtedness**” means:

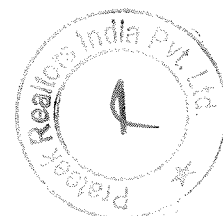
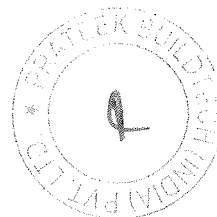
- (a) the Debt;
- (b) the Existing Facilities, provided however that the amounts outstanding under the Repayment Facilities are repaid to the extent specified in paragraph (a) of Clause 2.7 (*Purpose*) within 2 (two) Business Days from the Deemed Date of Allotment;
- (c) Financial Indebtedness to be incurred by the Company up to an amount of Rs. 200,00,00,000 (Rupees two hundred crores) solely to fund the Estimated Project Cost in relation to construction and development of Project (Phase III);
- (d) Financial Indebtedness incurred by the Company which will be utilized towards redemption of the AIF Debentures outstanding after partial redemption of the AIF Debentures pursuant to paragraph (b) above;
- (e) the Subordinated Indebtedness, provided the Subordination Deed is executed or acceded to by the relevant lender and the Company, on or prior to the date of incurring such Subordinated Indebtedness; and
- (f) any other Financial Indebtedness as may be approved by the Trustee in writing (acting on Approved Instructions).

“**Permitted Investments**” has the meaning ascribed to the term in Clause 6.1(a) (*Power to Make*



15

h a



Permitted Investments).

“Permitted Security Interest” means the following:

- (a) any Security Interest created or to be created in favour of Trustee for securing the Debt pursuant to any Transaction Document;
- (b) any Security Interest created on the assets of the Company in relation to the Project (Phase I) and the Project (Phase II) in relation to the Existing Facilities; provided however that such Security Interest is subordinated to the Security Interest created for securing the Debt on or after the Security Effective Date; and
- (c) any Security Interest created on the assets of the Company in relation to the Project (Phase III) in relation to the Existing Facilities; provided however in case of occurrence of Phase III Funding Event, such Security Interest is subordinated to the Security Interest created for securing the Debt to the extent of 1.5 (one point five) times the Phase III Utilisation Amount, on or after the Phase III Funding Event.

“Personal Guarantee – Promoter 1” means the unconditional and irrevocable guarantee dated on or about the date of this Deed executed by the Promoter 1 in favour of the Trustee for the benefit of the Secured Parties, in a form acceptable to the Trustee.

“Personal Guarantee – Promoter 2” means the unconditional and irrevocable guarantee dated on or about the date of this Deed executed by the Promoter 2 in favour of the Trustee for the benefit of the Secured Parties, in a form acceptable to the Trustee.

“Personal Guarantees” means collectively, the Personal Guarantee – Promoter 1 and the Personal Guarantee – Promoter 2, and **“Personal Guarantee”** means any of them.

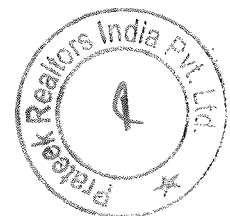
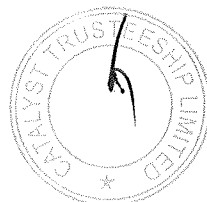
“Phase III Funding Event” has the meaning ascribed to such term in Paragraph 3.2(b) (*Interest Rate*) of Schedule 1 (*Terms and Conditions*).

“Phase III Hypothecated Assets” means all receivables and cashflows of the Company in relation to the Project (Phase III).

“Phase III Utilisation Amount” means such amount from the cashflows arising from or generated by, or otherwise received by the Company in connection with the Phase (Phase I) or Project (Phase II), which is utilised by the Company for making any payment to any Governmental Authority in connection with the Project Land other than of Rs. 87,00,00,000 (Rupees eighty-seven Crores) (as utilised from the proceeds of the Debentures or the cashflows from the Hypothecated Assets and the Mortgaged Property).

“Planning Law” means all laws and regulations of any relevant jurisdiction which:

- (a) control the development and use of land or buildings; or
- (b) protect buildings of historic or architectural importance.



“Planning Permissions” means any Authorisations required under Planning Laws.

“Project (Phase I)” means phase I named ‘Grand City Project - Grand Carnesia’ consisting of 15 towers, owned, constructed and developed by the Company on the Project Land, as set out in Part B (*Details of Project (Phase I) of Schedule 9 (Details of Project Land and Projects)*).

“Project (Phase II)” means phase II named ‘Grand City Project - Grand Paeonia’ consisting of 9 towers owned, constructed and developed by the Company on the Project Land, as set out in Part C (*Details of Project (Phase II) of Schedule 9 (Details of Project Land and Projects)*).

“Project (Phase III)” means phase III consisting of 12 towers owned and being constructed and developed by the Company on the Project Land, as set out in Part D (*Details of Project (Phase III) of Schedule 9 (Details of Project Land and Projects)*).

“Project Accounts” has the meaning ascribed to the term ‘Accounts’ in the Accounts Agreement 2.

“Project Land” means the land underlying the Project (Phase I) and the Project (Phase II), as more particularly set out in Schedule 9 (*Details of Project Land and Projects*).

“Project Cost” means the aggregated Estimated Project Cost for the Project (Phase I) and the Project (Phase II), which shall not exceed Rs. 173,00,00,000 (Rupees one hundred and seventy-three crores), as set out in **Schedule 14** (*Project Cost*).

“Project Financial Covenants” shall have the meaning ascribed to such a term in paragraph 3.36 (*Project Financial Covenants*) of Schedule 3 (*Covenants and Undertakings*).

“Project Documents” shall mean the following documents:

- (a) any bonds, letters of credit or guarantees, consent agreements or side letters under or pursuant to the documents listed in (a) above; and
- (b) any other agreements, documents or instruments entered into by the Company for the operation, maintenance, management, lease or licence of the Project (Phase I) and/or the Project (Phase II),

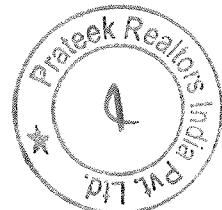
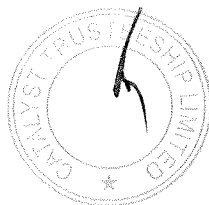
and each such Project Document as amended from time to time.

“Projects” means collectively, the Project (Phase I) and the Project (Phase II), and “Project” means any of them individually.

“Promoters” means collectively, the Promoter 1 and the Promoter 2, as more particularly set out under **Schedule 18** (*Promoters*) and **“Promoter”** means any of them.

“Rating Agency” means Acuite Ratings and Research, or any other credit rating agency recognized by the RBI from time to time.

“RBI” means the Reserve Bank of India.



“Receivables” means in respect of the Project (Phase I) and/or the Project (Phase II):

- (a) all present and future amounts owing to, and received and/or receivables pertaining to the Project (Phase I) and/or the Project (Phase II) or the Project Land and any other receivables of the Company or any Person on their behalf including under any Sale Agreement, any construction cost including but not limited to book debts, cash flows, any tax refund or cash flow freed up by reduction of corporate tax, any amount received towards transfer of undivided interest in the land comprising the Project (Phase I) and/or the Project (Phase II), or the land pertaining to the Project (Phase I) and/or the Project (Phase II), including the receivables (as on date of this Deed) pertaining to sold units in the relevant Project, as more fully set out in **Schedule 20 (Sold Units Receivables)**;
- (b) all present and future amounts owing to, and received and/or receivables pertaining to the land pertaining to the Relevant Secured Assets, any construction cost including but not limited to book debts, cash flows, any tax refund or cash flow freed up by reduction of corporate tax, any amount received towards transfer of undivided interest in the land comprising the Relevant Secured Assets or the land pertaining to the Relevant Secured Assets;
- (c) security deposit, earnest monies (or like), premium, business centre charges, licence fees, club house charges and service charges from the Project (Phase I) and/or the Project (Phase II), or the land pertaining to the Project (Phase I) and/or the Project (Phase II), and/or any sum receivable or other consideration, in each case, including under any Sale Agreement; and
- (d) any proceeds received from any claims made under the Insurance Policies received by the Company or any Person on its behalf.

“Receiver” means a receiver or receiver and manager or administrative receiver of the whole or any part of the Secured Assets.

“Recovery Expense Fund” shall the meaning ascribed to the term in paragraph 3.29(a) (*Debenture Redemption Reserve and Recovery Expense Fund*) of Schedule 3 (*Covenants and Undertakings*).

“Redemption Amount(s)” means the amount(s) specified in the Terms and Conditions to be paid by the Company to the Debenture Holders on the applicable Redemption Date(s).

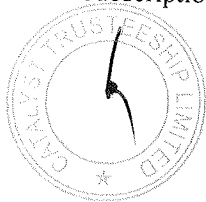
“Redemption Date” means (a) a Scheduled Redemption Date, or (b) an Early Redemption Date, as the case may be.

“Register of Beneficial Owners” means the register of beneficial owners of the Debentures maintained in the records of the relevant Depository.

“Relative” has the meaning assigned to it under the Companies Act, 2013.

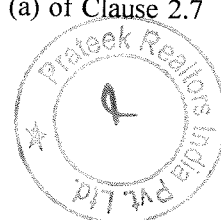
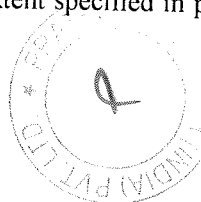
“Relevant Secured Assets” shall have the meaning ascribed to such term in paragraph 1 (*Definitions*) of Schedule 8 (*Security Mechanism*).

“Repayment Facilities” means the outstanding AIF Debentures, which are proposed to be redeemed from the proceeds of the Subscription Amount to the extent specified in paragraph (a) of Clause 2.7



18

H a



(Purpose), as more particularly set out in Part B (Repayment Facilities) of Schedule 10 (Existing Facilities and Repayment Facilities).

“**RERA**” means the Real Estate (Development and Regulation) Act, 2016, as amended from time to time and read with the rules and regulations issued by any applicable Governmental Authority and any other rules, directions, notifications or circulars as may be issued in relation thereto by any applicable Governmental Authority, from time to time.

“**Reset Interest Rate**” has the meaning ascribed to such term in Paragraph 3.2(b) (Interest Reset) of Schedule 1 (Terms and Conditions).

“**Restricted Party**” means a person that is: (i) listed on, or owned or controlled by a person listed on, or acting on behalf of a person listed on, any Sanctions List; (ii) located in, incorporated under the laws of, or owned or (directly or indirectly) controlled by, or acting on behalf of, a person located in or organized under the laws of a country or territory that is the target of country-wide or territory-wide Sanctions (including, but not limited to, Cuba, Iran, North Korea, North Sudan, Syria, and the Crimea region in Ukraine); or (iii) otherwise a target of Sanctions (“**target of Sanctions**” signifying a person with whom a US person or other national of a Sanctions Authority would be prohibited or restricted by law from engaging in trade, business or other activities).

“**Revaluation Date**” shall have the meaning ascribed to such term in paragraph 1 (Definitions) of Schedule 8 (Security Mechanism).

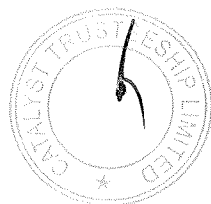
“**Revaluation Report**” shall have the meaning ascribed to such term in paragraph 2.5 (Revaluation Reports) of Schedule 8 (Security Mechanism).

“**Sale Agreements**” means the letters of allotment, sale deeds or agreements to sale or such other similar agreements which may be entered into between the Company and the buyers for units of the Project (Phase I) and/or the Project (Phase II), from time to time.

“**Sanctions**” means the economic sanctions laws, regulations, embargoes or restrictive measures administered, enacted or enforced by: (i) the United States government; (ii) the United Nations; (iii) the European Union; (iv) the United Kingdom; or (v) the respective governmental institutions and agencies of any of the foregoing, including, without limitation, the Office of Foreign Assets Control of the US Department of Treasury (“**OFAC**”), the United States Department of State, and Her Majesty's Treasury (“**HMT**”) or any other body notified in writing by the Trustee or any Debenture Holder to the Company, from time to time (together the “**Sanctions Authorities**”).

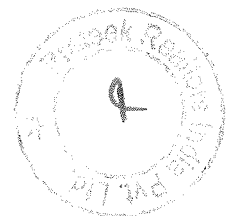
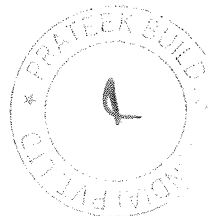
“**Sanctions List**” means the “*Specially Designated Nationals and Blocked Persons*” list maintained by OFAC, the Consolidated List of Financial Sanctions Targets and the Investment Ban List maintained by HMT, or any similar list maintained by, or public announcement of Sanctions designation made by, any of the Sanctions Authorities.

“**Scheduled Redemption Date**” means each date as set out in paragraph 2.1 (Scheduled Redemption)



19

B a



of Schedule 1 (*Terms and Conditions*) including the Final Redemption Date.

“**SEBI**” means the Securities and Exchange Board of India.

“**SEBI DT Operational Circular**” means the operational circular for debenture trustees dated March 31, 2023, bearing reference number SEBI/HO/DDHS/P/CIR/2023/50 issued by SEBI (as updated on July 6, 2023), as amended from time to time.

“**SEBI Master Circular**” means the operational circular for issue and listing of non-convertible securities, securitised debt instruments, security receipts, municipal debt securities and commercial paper dated August 10, 2021 bearing notification number SEBI/LAD-NRO/GN/2021/613 issued by the Securities Exchange Board of India (as updated on July 7, 2023).

“**Secured Assets**” means any asset or property that may be provided as Security or which is subject to Security under the Security Documents from time to time, and from the date of occurrence of the Phase III Funding Event, includes Phase III Hypothecated Assets.

“**Secured Parties**” shall collectively mean the Trustee and the Debenture Holders and any of their agents, Delegates, Receivers and custodians.

“**Security**” means the Security Interest and rights created or to be created in terms of this Deed and other Security Document.

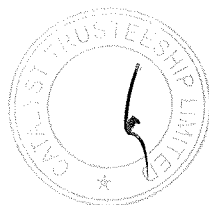
“**Security Cover Ratio**” shall have the meaning ascribed to such term in paragraph 1 (*Definitions*) of Schedule 8 (*Security Mechanism*).

“**Security Documents**” means the following:

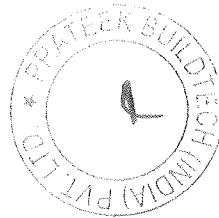
- (a) the Deed of Hypothecation;
- (b) the power of attorney issued by the Company in relation to the Deed of Hypothecation;
- (c) the Mortgage Documents; and
- (d) any other document entered into from time to time for creation of, or evidencing the creation of, any Security Interest for the benefit of the Secured Parties.

“**Security Effective Date**” means the date on which the Subscription Amount is utilised towards repayment of the Repayment Facilities to the extent specified in Clause 2.7(a)(i).

“**Security Interest**” means any mortgage, charge (whether fixed or floating) pledge, lien, hypothecation, guarantee, assignment, deed of trust, title retention, or other encumbrance of any kind securing, or conferring any priority of payment in respect of, any obligation of any Person, including any right granted by a transaction which, in legal terms, is not the granting of security but which has an economical or financial effect similar to the undertakings or security net arrangement, any proxy, power of attorney, voting trust agreement, interest, option, right of first offer, refusal or transfer restriction in



20



favour of any Person, and any adverse claim as to title, possession or use.

“**Sponsor Contribution**” means any infusion by the Sponsor or the Promoters or any Obligor (other than the Company) (over and above any initial contribution made by them in the capital of the Company), by way of:

- (a) equity share capital;
- (b) preference shares; or
- (c) any other convertible instruments, optionally or compulsorily convertible into equity shares of the Company/other Obligors,

which shall be subordinated to the Debentures and shall be pledged in favour of the Trustee (on behalf of the Secured Parties) to meet shortfall of the total Project Costs.

“**Statutory Intercreditor Agreement**” means an agreement prescribing the procedure to be followed by debenture trustees or bond trustees in case of ‘Default’ by issuers of listed debt securities including seeking consent from the Debenture Holders for enforcement of security and/or entering into an inter-creditor agreement, under the Reserve Bank of India (Prudential Framework for Resolution of Stressed Assets) Directions, 2019, *inter alia*, providing a framework for early recognition, reporting and time bound resolution of stressed assets on June 7, 2019, as amended from time to time, read with the SEBI DT Operational Circular.

“**Stock Exchange**” means the BSE Limited.

“**Stressed Assets Framework**” means the Reserve Bank of India’s Prudential Framework for Resolution of Stressed Assets dated June 7, 2019, including any rules, regulations, notifications, circulars, press releases or orders by the RBI or any other Governmental Authority in relation to the resolution of stressed assets.

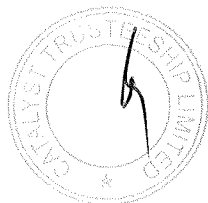
“**Subscription Amount**” means an aggregate amount of up to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) paid by the Debenture Holders towards subscription of the Debentures.

“**Subsidiary**” has the meaning ascribed to such term in Section 2(87) of the Companies Act, 2013.

“**Subordination Deed**” means the deed of subordination dated on or about the date of this Deed entered into between the Company, the lender to the Subordinated Indebtedness and the Trustee in a form and manner acceptable to the Trustee.

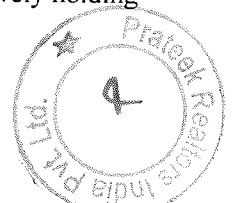
“**Subordinated Indebtedness**” means the Financial Indebtedness incurred by the Company from (a) any member of the Group who is a ‘related party of the corporate debtor’ with respect to the Company as construed in accordance with the IBC; and (b) any member of the Group or any Affiliates of the Promoters which have acquired any or all of the Debentures, and in each case which is subordinated to the Debt in accordance with the Transaction Documents.

“**Super Majority Debenture Holders**” means such number of Debenture Holders collectively holding



21

H A



a minimum of 75% (seventy-five per cent) of the face value of the Debentures then outstanding.

“Super Majority Items” shall have the meaning ascribed to such term in Clause 21.2(b) (*Amendments and Super Majority Items*) hereof.

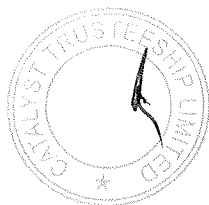
“Super Majority Resolution” has the meaning ascribed to such term in paragraph 37 of Schedule 2 (*Provisions for Meeting of Debenture Holders*).

“Tax” means any and all forms of present and future direct or indirect tax, deduction, levy, duty, fee, surcharge, cess or other charge of a similar nature including without limitation, goods and service tax, sales, turn-over, value added, use, consumption, property, income, franchise, capital, occupational, license, excise and documentary stamps, taxes, dividend tax, cess, service tax and customs and other duties, assessments, statutory dues or fees, however imposed, withheld, levied, or assessed by any country or government subdivision thereof or any other taxing authority.

“Terms and Conditions” means certain terms and conditions to be observed and performed by the Company in respect of the Debentures as set out in Schedule 1 (*Terms and Conditions*) as the same may, from time to time, be modified in accordance with this Deed.

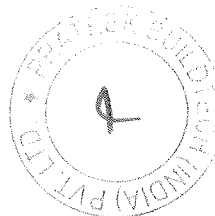
“Transaction Documents” means:

- (a) this Deed;
- (b) the Debenture Trustee Agreement;
- (c) the Disclosure Documents;
- (d) the Corporate Guarantee;
- (e) each Personal Guarantee;
- (f) the Subordination Deed;
- (g) the Intercreditor Agreement;
- (h) each Accounts Agreement;
- (i) the Common Security Trustee Agreement;
- (j) each Security Document;
- (k) the Offer Letter;
- (l) Confirmation Notice to the Intercreditor Agreement; and
- (m) any other document that may be designated as a Transaction Document by the Trustee and the Company.



22

H A



“**Trading Day**” means a day (other than a Saturday or a Sunday) on which the Stock Exchange on which the Debentures are listed is open for trading.

“**Trust Property**” means the Initial Contribution, and all other Security (including any substitution or replacement thereof) created or to be created, now or in the future, by any Obligor under or pursuant to any Security Document in favour of the Trustee, all of the Trustee’s rights under and pursuant to any Transaction Document and all sums received by the Trustee under or pursuant any Transaction Document (save for any sums received solely for its own account), all monies received by it out of, whether prior to or as a result of enforcement of the Security created hereunder or under any Security Document or the exercise of rights and remedies under any Transaction Document.

“**UPAVP**” means the Uttar Pradesh Avas Evam Vikas Parishad.

“**Unpaid Sum**” means any sum due and payable but unpaid by the Company under the Transaction Documents.

“**US**” means the United States of America.

“**Valuation**” shall have the meaning ascribed to such term in paragraph 1 (*Definitions*) of Schedule 8 (*Security Mechanism*).

“**Voluntary Redemption**” shall have the meaning ascribed to the term in paragraph 2.5(a) (*Voluntary Redemption*) of Schedule 1 (*Terms and Conditions*).

“**Voluntary Redemption Notice**” shall have the meaning ascribed to the term in paragraph 2.5(b) (*Voluntary Redemption*) of Schedule 1 (*Terms and Conditions*).

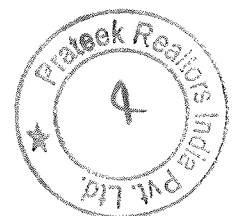
1.2 Construction

Unless a contrary indication appears, any reference in this Deed to:

- (a) The recitals and Schedules constitute an integral and operative part of this Deed.
- (b) Unless the context otherwise requires, reference to a Clause and/or a Schedule is to a clause and/or schedule of this Deed and reference to a paragraph is to a paragraph of a Schedule to this Deed.
- (c) Headings to Clauses, Schedules and parts and paragraphs of the Schedules are for convenience only and do not affect the interpretation of this Deed.
- (d) Reference to any statute or statutory provision shall include:
 - (i) all statutory instruments or orders including subordinate or delegated legislation (whether by way of rules, regulations, notifications, bye-laws and guidelines) made from time to time under that statute or statutory provision (whether or not amended,

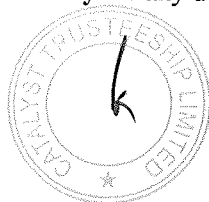


H A

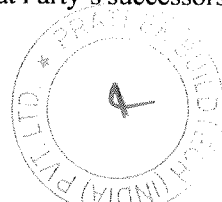


modified, re-enacted or consolidated); and

- (ii) such provision and any provision under (i) above, each as from time to time amended, modified, re-enacted or consolidated (whether before or after the date of this Deed) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Deed and (to the extent liability thereunder may exist or can arise) shall include any past statute or statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the statute or statutory provision referred to has directly or indirectly replaced.
- (e) Reference to any document includes an amendment to that document, but disregarding any amendment made in breach of this Deed.
- (f) Reference to an **“amendment”** includes a supplement, modification, novation, replacement or re-enactment and **“amended”** is to be construed accordingly.
- (g) Words denoting the singular shall include the plural and vice versa.
- (h) a **“guarantee”** also includes an indemnity and any other obligation (whatever called) of any person to pay, purchase, provide funds (whether by the advance of money, the purchase of or subscription for shares or other securities, the purchase of assets or services or otherwise) for the payment of, indemnify against the consequences of default in the payment of, or otherwise be responsible for, any indebtedness of any other person (and **“guaranteed”** and **“guarantor”** shall be construed accordingly);
- (i) **“indebtedness”** includes any obligation (whether incurred as principal or as surety) for the payment or repayment of money, whether present or future, actual or contingent;
- (j) Words denoting any gender include all genders.
- (k) Reference to the word **“include”** or **“including”** shall be construed without limitation.
- (l) References to a **“person”** or **“Person”** (or to a word importing a person) shall be construed so as to include:
 - (i) individual, sole proprietorship, firm, partnership, limited liability partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organisation, any Governmental Authority or other entity or organisation (whether or not in each case having separate legal personality);
 - (ii) that person’s successors in title, legal heirs, executors, and permitted transferees and permitted assignees; and
 - (iii) references to a person’s representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorised representatives.
- (m) Reference to a **“Party”** to any document includes that Party’s successors, legal heirs, executors



Handwritten initials or marks.

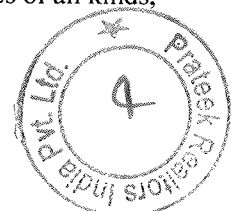
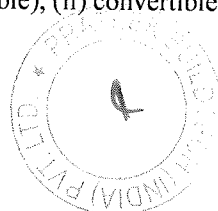


and permitted transferees and permitted assignees, as the case may be.

- (n) Words "**hereof**", "**herein**", "**hereto**", "**hereunder**" and words of similar import when used with reference to a specific clause in this Deed shall refer to such clause in this Deed and when used otherwise than in connection with specific clauses shall refer to this Deed as a whole.
- (o) The phrase "**knowledge**" or "**to the knowledge of**" in relation to a person means the knowledge of such person or such knowledge as the person ought to have had if they had used reasonable care, reasonable inquiry and due diligence and the phrase "knowledge" or "to the knowledge of" in relation to a person other than a natural person means the knowledge of the directors and key managerial personnel of such person or such knowledge as the directors and key managerial personnel ought to have had if they had used reasonable care, reasonable inquiry and due diligence.
- (p) In the computation of periods of time from a specified date to a later specified date, the words "**from**" and "**commencing on**" mean "**from and including**" and "**commencing on and including**", respectively, and the words "**to**", "**until**" and "**ending on**" each mean "**to but not including**", "**until but not including**" and "**ending on but not including**" respectively.
- (q) Where a wider construction is possible, the words "**other**" and "**otherwise**" shall not be construed *ejusdem generis* with any foregoing words.
- (r) Unless otherwise specified, whenever any payment to be made or action to be taken under this Deed, is required to be made or taken on a day other than a Business Day, such payment shall, subject to Applicable Law, be made or action be taken on the immediately preceding Business Day.
- (s) Any consent, approval, determination, waiver or finding to be given or made by the Trustee, shall be made or given based on the Approved Instructions.
- (t) Any consent, approval, determination, waiver or finding to be given or made by any Debenture Holder shall be made or given by such Debenture Holder in its sole discretion.
- (u) Any reference to the Trustee shall be a reference to the Trustee in its capacity as the agent and trustee of the Debenture Holders.
- (v) Any determination of reasonability or materiality shall be made by the relevant Secured Parties in their sole discretion.
- (w) References to a "**fully diluted basis**" mean the total of all classes and series of equity shares outstanding on a particular date, combined with (i) all outstanding warrants, options and rights exercisable for equity shares or securities convertible into or exchangeable for equity shares, including, without limitation, the preference shares, the equity shares and any right of subscription for equity shares and loan stock or any other instrument evidencing indebtedness issued by a company in conjunction with any issue of equity shares or an instrument carrying rights to subscribe for or convert into equity shares but excluding any debt instrument and warrants issued to investors or lenders who are not shareholders (whether or not by their terms then currently convertible, exercisable or exchangeable), (ii) convertible securities of all kinds,



R a



(iii) any other arrangements relating to the company's equity, and (iv) the effect of any anti-dilution protection regarding previous financings, all on an "as if converted" basis, where "as if converted" basis means as if such instrument, option or security had been converted, exercised or exchanged with equity shares.

- (x) Where any statement in this Deed is qualified by the expression "to the knowledge" or "to the best of the knowledge or information or belief" or any similar expression, that statement shall, save as expressly provided to the contrary herein, be deemed to mean that it has been made after due and careful inquiry by the Person making such statement.
- (y) An Event of Default being outstanding or continuing means that it has not been waived in writing by the Trustee (acting on Approved Instructions).

2. TERMS OF DEBENTURES

2.1 Face Value and Amount of Debentures

The Debentures constituted and issued in terms of this Deed are secured, listed, redeemable and non-convertible with a face value of Rs. 1,00,000 (Rupees One Lakh) each and aggregating up to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) to be issued by the Company to the Debenture Holders in terms of the Disclosure Documents and this Deed ("**Debentures**").

2.2 Terms

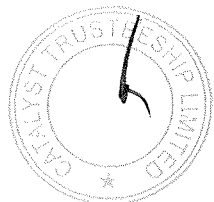
- (a) The Debentures shall be subject to the Terms and Conditions.
- (b) Subject to the fulfilment of the conditions listed in Clause 4.1 (*Conditions Precedent*) to this Deed, the Debenture Holders shall make payments towards subscription for the Debentures into an account of the clearing corporation of the relevant stock exchange pursuant to the electronic book building mechanism set out in the SEBI Master Circular.

2.3 Dematerialised form

The Company has entered into depository arrangements with the Depository for the issue of the Debentures in dematerialised form. The Debentures shall be issued in dematerialized form on the Deemed Date of Allotment and credited to the demat account of the Debenture Holders within 2 (two) Business Days from the Deemed Date of Allotment. The Debenture Holders shall hold the Debentures in dematerialised form and shall deal with the same as per the provisions of the Depositories Act, 1996 and the regulations thereunder, the rules and bye-laws of the Depository and other Applicable Laws.

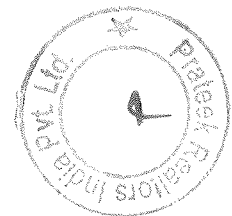
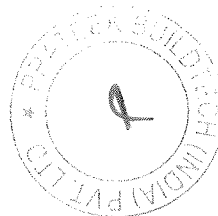
2.4 Minimum Application

Application for subscription to the Debentures must be made for a minimum of 1 (one) Debenture and



26

H R



the Debentures shall be fully subscribed as stipulated in this Deed.

2.5 Listing of Debentures

- (a) The Company undertakes to list the Debentures on the Wholesale Debt Market segment of the Stock Exchange within 3 (three) Trading Days from the closure of the issue of the Debentures or such other time period as prescribed under Applicable Law, and shall promptly make an application for the listing of the Debentures on the Stock Exchange such that the Debentures are listed within the time permitted under Applicable Law.
- (b) Without prejudice to the other rights of the Debenture Holders and/or Trustee under the Transaction Documents, in the case of any delay in listing of the Debentures beyond 3 (three) Trading Days from the closure of the issue of the Debentures or such other time period as prescribed under Applicable Law, the Company will pay penal interest to the Debenture Holders at the rate of 1% (one per cent) p.a. over and above the Applicable Interest Rate from the Deemed Date of Allotment till the actual listing of the Debentures. Any interest accruing under this Clause 2.5 (*Listing of Debentures*) shall be in addition to the Interest and the Default Interest and will be payable on demand by the Trustee.

2.6 Failure to list Debentures

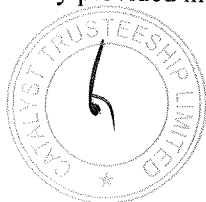
In case the Debentures are not listed within 3 (three) Trading Days from the closure of the issue of the Debentures or such other date as prescribed under Applicable Law, for any reason whatsoever, the Company shall immediately redeem/ buy back the Debentures only from those Debenture Holders who are not permitted by Applicable Law (including the RBI circular RBI/2011-12/423 A.P.(DIR Series) Circular No. 89 dated March 1, 2012) to hold 'unlisted' debentures, and shall reimburse such Debenture Holders for any and all accrued Interest, costs and expenses (including liquidity costs), as determined by each such Debenture Holder that such Debenture Holder may have incurred in connection with the investment in the Debentures.

2.7 Purpose

- (a) The Subscription Amount shall be utilized by the Company solely towards the following (and for no other purpose):
- (i) an amount of up to Rs. 210,00,00,000 (Rupees Two Hundred and Ten Crores) towards repayment of the Repayment Facilities;
 - (ii) an amount of up to Rs. 55,00,00,000 (Rupees Fifty-Five Crores) towards approvals taken or to be taken in connection with the Project (Phase III); and
 - (iii) an amount of up to Rs. 60,00,00,000 (Rupees Sixty Crores) towards working capital requirements of the Company in connection with the Project (Phase I) and the Project (Phase II),

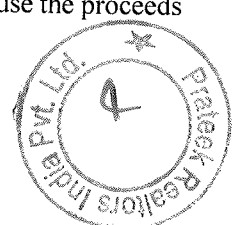
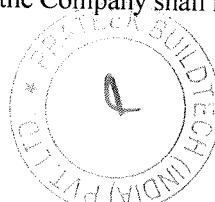
in each case, in compliance with the provisions of the Applicable Law.

- (b) Except as specifically provided in Clause 2.7(a) above, the Company shall not use the proceeds



27

h a



of the Debentures towards:

- (i) any capital market instrument such as equity and equity linked instruments or any other capital market related activities;
 - (ii) extending loans to subsidiary companies/group companies/ associates or for making inter-corporate deposits;
 - (iii) acquisition of land; and
 - (iv) any speculative purposes.
- (c) Further, the Company shall use the Subscription Amount in the manner as defined in this Deed and shall not permit or authorize any person or entity to directly or indirectly use any part of the Subscription Amounts to:
- (a) violate any Anti-Money Laundering Laws and Anti-Terrorism Financing Laws; or
 - (b) lend, invest, contribute or otherwise make available the proceeds arising from this Deed to or for the benefit of any Subsidiary, Affiliate, joint venture partner or any other individual or entity in a manner that will result in a violation of any Anti-Money Laundering Laws and Anti-Terrorism Financing Laws.

2.8 Debentures free from equities

The Debenture Holders will be entitled to their Debentures free from equities or cross claims by the Company against the original or any intermediate holders thereof.

2.9 Failure to execute this Deed

Where the Company fails to execute this Deed within the time period required under Applicable Law, without prejudice to any liability arising on account of violation of the provisions of the Securities and Exchange Board of India Act, 1992 and the Debt Listing Regulations, the Company shall also pay interest of at least 2% (two per cent) per annum or such other rate, as specified by SEBI to the Debenture Holders, over and above the Applicable Interest Rate, till the execution of this Deed.

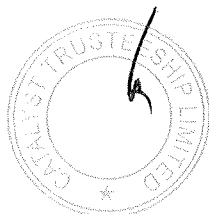
3. COVENANTS TO PAY

3.1 Covenant to pay principal

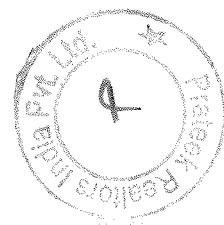
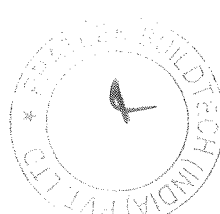
The Company covenants with the Trustee that the Company shall pay to the Debenture Holders the principal amount of the Debentures, which are subject to redemption, on the Redemption Date(s).

3.2 Covenant to pay Interest and Make-whole Amount

The Company covenants with the Trustee that it shall pay the Interest and Make-whole Amount on the



Handwritten initials or marks.



Debt to the Debenture Holders in accordance with the Terms and Conditions.

3.3 Covenant to pay Default Interest

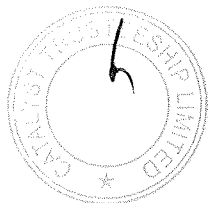
- (a) If:
- (i) the Company fails to pay any amount payable by it under a Transaction Document on its due date, then interest shall accrue on the outstanding Debt from the due date up to the date of actual payment (both before and after judgment) at a rate which is 4% (four per cent) per annum over and above the Applicable Interest Rate, the Make-whole Amount (if applicable); and/ or
 - (ii) an Event of Default occurs (other than in case of non-payment), then the Company shall pay interest on the outstanding Debt at a rate which is 4% (four per cent) per annum over and above the Applicable Interest Rate for the period until such Event of Default ceases to exist or is cured to the satisfaction of the Trustee (acting on the Approved Instructions).
- (b) The default interest payable in accordance with Clause 3.3(a) above (“**Default Interest**”) (if unpaid) arising on the outstanding Debt will be compounded on the last day of each calendar month but will remain immediately due and payable.
- (c) The Company agrees that the Default Interest is a genuine pre-estimate of the loss likely to be suffered by the Debenture Holders on account of any default by the Company.
- (d) Upon acceleration of the redemption of the Debentures, the Default Interest shall be payable on the entire Debt from the date of recall/acceleration notice.

3.4 Redemption Account

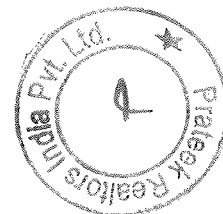
- (a) The Company hereby acknowledges and agrees to comply with the SEBI Master Circular to the extent applicable to it.
- (b) As per the SEBI Master Circular, the Company hereby submits the following details of the bank account (“**Redemption Account**”) from which it proposes to pay the Redemption Amount.

Name of Bank: HDFC Bank Limited
Account No.: 99999999040990
Branch address: G-2, &3, WINDSOR PARK, VAIBHAV KHAND INDIRAPURAM,
GHAZIABAD
Email address: Raghwendra.Mishra@hdfcbank.com

- (c) The Company agrees and undertakes to issue a letter and obtain an acknowledgement from the bank, as specified in paragraph 8.5 of Schedule 5 (*Conditions Precedent*), to pre-authorise the Trustee to seek and obtain information in relation to redemption payments for the Debentures from the Company’s bank directly or through any other agency.



29
h a



- (d) No later than 1 (one) Business Day of the change in the Redemption Account:
- (i) the Company shall, in writing, inform the Trustee and Debenture Holders of such change in the Redemption Account; and
 - (ii) shall issue a letter to, and obtain an acknowledgement from, the new bank to authorise the Trustee to seek and obtain information in relation to redemption payments for the Debentures from the Company's bank directly or through any other agency.

4. CONDITIONS

4.1 Conditions Precedent

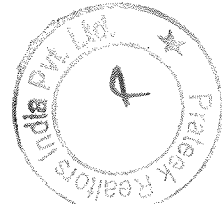
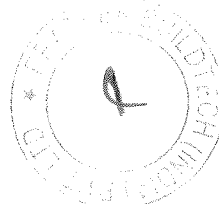
The Debentures are issued under this Deed on the terms and conditions set out hereunder and in the other Transaction Documents. The steps laid out below for offer of the Debentures shall be followed for issuance of the Debentures.

- (a) The Company shall, after completion of the conditions precedent in this Deed, issue a subscription notice along with necessary document(s) evidencing completion of the conditions precedent to the Trustee and the Debenture Holders in the format specified in Schedule 15 (*Form of Subscription Notice*) ("**Subscription Notice**"), offering to the Debenture Holders to subscribe an amount not exceeding the Debenture Amounts.
- (b) On receipt of the Subscription Notice certifying to the Trustee and the Debenture Holders, that the conditions precedent have been fulfilled and documentary proof evidencing compliance with the conditions precedent, the Debenture Holders shall within 2 (two) days of the receipt of the Subscription Notice, send the same to the Trustee. If a Debenture Holder is not satisfied the Trustee shall, within 2 (two) days from receipt of the Subscription Notice provide a written notice thereof to the Company and the Company may re-send the Subscription Notice under Clause 4.1(a) above only after satisfying all the conditions precedent.
- (c) Subject to the fulfilment/completion of the applicable conditions, to the satisfaction of the Debenture Holders, the Debenture Holders shall, subscribe to the Debentures mentioned in the Subscription Notice by paying the face value of the Debentures within 3 (three) days of the Subscription Notice by crediting the funds to the designated account of the Company.
- (d) If any of the conditions precedent to are not fulfilled or satisfied prior to the Deemed Date of Allotment, the Deed shall terminate, unless the Debenture Holders at their sole and absolute discretion agree in writing to:
 - (i) waive, in whole or in part, the relevant conditions precedent to the extent permissible under Applicable Law; or
 - (ii) convert any of the conditions precedent into conditions subsequent.
- (e) Notwithstanding anything to the contrary contained herein, the Debenture Holders may remit the Subscription Amount to the Company, if:
 - (i) in relation Debentures, the Trustee has received all the documents and other evidence listed out in Schedule 5 (*Conditions Precedent*) and such other documents as may be



30

h a



required by the Debenture Holders, in a form and substance satisfactory to the Trustee;

- (ii) there exists no Material Adverse Effect;
- (iii) no Event of Default is continuing or would result from the proposed issuance of Debentures; and
- (iv) the Warranties are true and correct in all material respects.

4.2 **Conditions Subsequent**

The Company shall, and shall procure that each Obligor shall, fulfill the conditions subsequent set out in Schedule 6 (*Conditions Subsequent*), and shall provide the Trustee with all documents and other evidence listed therein, in a form and substance satisfactory to the Trustee within the time periods set out in Schedule 6 (*Conditions Subsequent*).

4.3 **Waiver of Conditions**

The fulfilment of any conditions precedent or conditions subsequent may be waived or deferred in writing by the Trustee (only acting in accordance with the Approved Instructions), following a written request from the Company setting out (a) the condition precedent or condition subsequent in respect of which the Company seeks a waiver; and (b) the reasons for seeking such waiver.

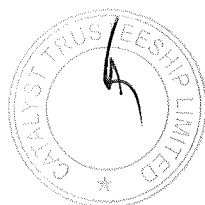
5. **APPOINTMENT OF THE TRUSTEE AND DECLARATION OF TRUST**

5.1 **Appointment of Trustee**

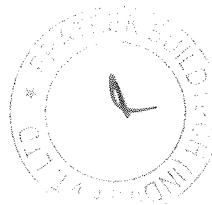
The Company has appointed Catalyst Trusteeship Limited as the Trustee pursuant to the Debenture Trustee Agreement. The Trustee has agreed and hereby re-affirms that it shall act as the debenture trustee for the benefit of the Secured Parties and their successors, transferees and assigns under the trust created pursuant to Clause 5.3 (*Declaration of trust by the Trustee*) below.

5.2 **Authority of the Trustee**

- (a) In such trust capacity, the Trustee agrees and is authorised:
 - (i) to execute and deliver for and on behalf of the Secured Parties, the Transaction Documents and other documents, agreements, instruments and certificates contemplated by the Transaction Documents which are to be executed and delivered by the Trustee or as the Trustee shall deem advisable and in the best interests of the Secured Parties;
 - (ii) to exercise its rights and powers, and perform its obligations and take whatever action as shall be required to be taken by the Trustee under the Transaction Documents, and other documents, agreements, instruments and certificates referred to in Clause 5.2(a).
 - (iii) without prejudice to the above, allow any bank or other institution providing safe custody services or any professional provider of custody services to retain any of those



Handwritten initials 'R' and 'A'.



documents in its possession;

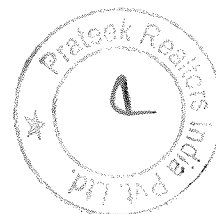
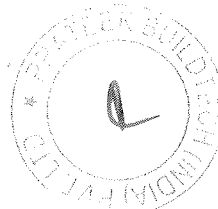
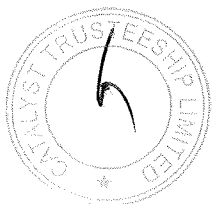
- (iv) enforce the Security Interest in accordance with the provisions of the Transaction Documents;
- (v) monitor and require, from time to time, compliance by the Obligors with the terms contained in the Transaction Documents and apprise the Debenture Holders of any significant or persistent defaults committed by the Obligors; and
- (vi) subject to the terms and provisions of the Transaction Documents, to take such other action in connection with the foregoing as may be prescribed under the Approved Instructions from time to time.

PROVIDED that before taking any action or exercising any right under any Transaction Document, the Trustee shall seek Approved Instructions, and unless the inaction or non-exercise of any right immediately by the Trustee would harm the interests of the Debenture Holders or be in violation of the Applicable Law, the Trustee shall take such action or exercise such right only upon the receipt of such Approved Instructions. In the event of any action or inaction by the Trustee, it shall notify the Debenture Holders as soon as reasonably practicable.

- (b) Upon the occurrence of an Insolvency Event and the constitution of the committee of creditors under the IBC, to the extent permitted by Applicable Law, the Debenture Holders reserve the right to:
 - (i) attend the meetings of the committee of creditors;
 - (ii) vote on behalf of themselves to the extent of their voting share; and
 - (iii) appear before any court, tribunal or Governmental Authority,in their own capacity or authorise the Trustee in writing to carry out such actions on their behalf.

5.3 Declaration of Trust by the Trustee

- (a) The Company hereby settles in trust with the Trustee a sum of INR 1,000 (Rupees One Thousand) being the initial corpus (“**Initial Contribution**”). The Trustee hereby declares and confirms that it has, simultaneously with the execution of this Deed, kept apart the Initial Contribution of the trust created in terms of this Deed, to have and hold the same together with all additions or accretions thereto including the investments representing the same, subject to the provisions herein contained.
- (b) The Trustee hereby declares that in relation to the Debenture Holders, it shall, as the case may



be, hold:

- (i) the Initial Contribution;
- (ii) the Security Interest created under the Security Documents;
- (iii) all of its rights under or pursuant to the Transaction Documents and all sums received by it under the Transaction Documents (save for any sums received solely for its own account); and
- (iv) all monies received by it out of, whether prior to or as a result of enforcement of the Security created under the Transaction Documents or the exercise of rights and remedies under the Transaction Documents,

upon trust and for the benefit of the Secured Parties and subject to the provisions contained herein, for due payment and discharge of the Debt.

- (c) The Trustee declares that it shall not revoke the trust hereby declared till the Debt is irrevocably discharged in full as per the Transaction Documents to the satisfaction of the Trustee (acting on Approved Instructions). Provided however that the trust shall stand terminated by the efflux of time upon the expiry of a period of 80 (eighty) years from the execution of this Deed unless on expiry of the period specified, the Debt has not been discharged in the manner set out in the Transaction Documents, in which event, the trust shall terminate on the Debt being so discharged to the satisfaction of the Trustee (acting on Approved Instructions).

5.4 **Compliance with Applicable Law**

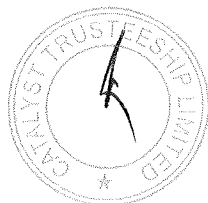
The Trustee shall be guided in discharge of its duties and exercise of its rights by the Debenture Trustee Regulations, the Debenture Regulations and the Companies Act.

5.5 **Remuneration of Trustee**

The Company shall pay to the Trustee, remuneration as mentioned in the Debenture Trustee Agreement or in any separate fee letter executed with the Trustee.

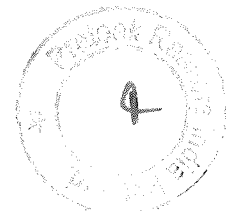
5.6 **Attorney of the Company**

The Company hereby irrevocably appoints the Trustee to be its attorney and in its name and on its behalf to execute all deeds or documents and do all assurances, acts and things which shall, in the opinion of the Trustee, be necessary or expedient for the Company to execute and do (i) for the purpose of carrying out any of the trusts or obligations declared or imposed upon the Trustee by these presents; or (ii) for giving to the Debenture Holders or to the Trustee on their behalf the full benefit of any of the provisions under the Transaction Documents and generally to use the name of the Company in the exercise of all or any of the powers hereby conferred upon the Trustee or any Receiver appointed by it.



H

a



6. POWERS AND DUTIES OF THE TRUSTEE

6.1 Power to make Permitted Investments

- (a) The Trustee shall invest (i) the monies referred to in Clause 8 (*Realisation of Trust Proceeds and Appropriation*) and (ii) any unclaimed amounts after provision for payment and satisfaction of the Debt in accordance with this Deed, in the name of the Trustee in any of the investments in which trust monies can be invested under Applicable Law (“**Permitted Investments**”) with power to vary and transpose such investments, and in so far as the same shall not be invested it shall be placed on deposit or in current account in the name of the Trustee with any bank which has been included in the Second Schedule of the Reserve Bank of India Act, 1934.
- (b) The Trustee shall have the power, at its discretion, to, from time to time, vary the Permitted Investments and resort to any Permitted Investments for any purpose for which such proceeds are authorised under this Deed to be expended. Subject as aforesaid the Trustee shall stand possessed of the Permitted Investments to hold the Permitted Investments and income thereof upon the trust and purposes hereinbefore expressed concerning the monies to arise from any sale, calling in, collection and conversion of the Trust Property or any part thereof.

6.2 Power to accumulate trust proceeds

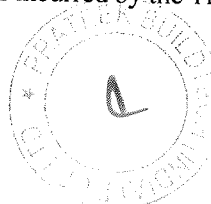
- (a) If the amount of the monies at any time apportionable under Clause 8.2 (*Appropriation of Realisation Proceeds*) is less than 10% (ten per cent) of the nominal amount of the Debentures then outstanding, the Trustee may, at its discretion, invest such monies in any Permitted Investments with power, from time to time, at its discretion to vary such investments.
- (b) The investments with the resulting income thereof may be accumulated until the accumulations together with any other fund for the time being under the control of the Trustee and available for the purpose shall amount to a sum sufficient to pay at least 10% (ten per cent) of the nominal amount of the Debentures, and then outstanding and the accumulations and funds shall be applied in the manner aforesaid.
- (c) The Trustee shall not be liable for any loss which may be occasioned by any investment or variation thereof made by it pursuant to this Clause 6.2 except for the losses arising due to the negligence, wilful misconduct, fraud, illegal act, breach of trust or bad faith of the Trustee.

6.3 Power to borrow

- (a) The Trustee may, upon receipt of Approved Instructions or pursuant to a Majority Resolution, raise or borrow moneys on the security of the Trust Property or any part thereof:
- (i) for the purpose of making any payment under or by virtue of this Deed;
- (ii) in relation to the exercise of any powers, duties or obligations of the Trustee, Delegate or Receiver;
- (iii) for defraying any costs, charges and expenses incurred by the Trustee under or by virtue



Handwritten initials 'H a'.



of this Deed;

- (iv) for the purpose of paying off or discharging any Security Interest for the time being on any Secured Asset; or
 - (v) for any other purpose permitted by the Majority Debenture Holders.
- (b) The Trustee may raise and borrow such moneys as aforesaid at such rate or rates of interest and generally on such terms and conditions as the Trustee shall think fit (but acting on Approved Instructions) and no person lending any such money shall be concerned to inquire as to the propriety or purpose of the exercise of the said power or to monitor the application of any monies so raised or borrowed.

6.4 Power to delegate

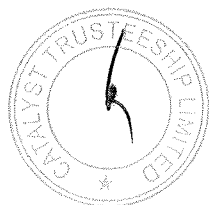
- (a) The Trustee being a company or a corporation or any public financial institution may, in the execution and exercise of all or any of the trusts, powers, authorities and discretions vested in it by this Deed act through its officer or officers for the time being.
- (b) The Trustee may also, whenever it thinks it is expedient, delegate by power of attorney or otherwise, to any such officer all or any of the trusts, powers, authorities and discretions vested in the Trustee by this Deed. Any such delegation may be made upon such terms and conditions and subject to such regulations (including power to sub-delegate) as the Trustee may think fit.
- (c) The Trustee shall be liable for any negligence, wilful misconduct, fraud, illegal act, breach of trust or bad faith of the officer to whom the Trustee has delegated its powers.

6.5 Power to employ agents

- (a) The Trustee may, at its own expense, in carrying out the trust business employ and pay any Person to transact or concur in transacting any business and do or concur in doing all acts required to be done by the Trustee including the receipt and payment of monies.
- (b) The Trustee shall be entitled to charge and be paid all usual professional and other charges for business transacted and acts done by it in connection with the trusts hereof and also its reasonable charges in addition to the expenses incurred by them in connection with matters arising out of or in connection with these presents.

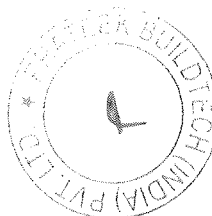
6.6 Nominee Director

- (a) The Debenture Holders and the Trustee shall have a right to appoint a nominee director on the board of directors of the Company (hereinafter referred to as the "Nominee Director") upon



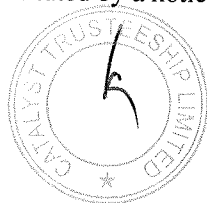
35
H

A



the occurrence of:

- (i) 2 (two) consecutive defaults in payment of Interest to the Debenture Holders;
 - (ii) default in creation of Security in terms of the Transaction Documents;
 - (iii) default in redemption of Debentures; or
 - (iv) any other Event of Default.
- (b) Without prejudice to Clause 6.6(a) above, at any time at the sole discretion and option of the Trustee (acting on Approved Instructions), the Trustee may appoint an observer on the board of directors (the “**Observer**”) to attend the meeting. The expenses incurred by the Trustee in this connection shall be borne by the Company.
- (c) The Company shall appoint the Nominee Director forthwith on receiving a nomination notice from the Trustee (acting upon Approved Instructions), and in any event not later than 1 (one) month from the date of receipt of nomination from the Trustee.
- (d) The Nominee Director shall be appointed on all committees of the board of directors, unless otherwise agreed by the Trustee (acting on the Approved Instructions).
- (e) The Nominee Director shall have a veto right/deciding vote in respect of any matter, including but not limited to the Security created pursuant to the terms of this Deed and/or the Debt.
- (f) The Nominee Director shall not be liable to retire by rotation nor required to hold any qualification shares. The Company shall ensure that the Nominee Director is not and not deemed to be an “officer in default” or “person in-charge” or “key managerial personnel” of the Company.
- (g) The Parties agree that the appointment of the Nominee Director shall be governed by the following terms and conditions provided below:
- (i) If, at any time, the Nominee Director is not able to attend a board meeting or any meeting of its committee, of which he is a member, the Trustee may depute an Observer to attend the meeting. The expenses incurred by the Trustee in this connection shall be borne by the Company.
 - (ii) The Nominee Director or the Observer shall be entitled to receive notices, agenda, etc. of and attend all general meetings and board meetings or meetings of any committee(s) of the Company of which they are members.
 - (iii) The Nominee Director or the Observer shall furnish to the Trustee a report of the proceedings of all such meetings and the Company shall not have any objection to the same.
 - (iv) The Nominee Director or the Observer shall be appointed/removed/ replaced/ substituted by a notice in writing by the Trustee addressed to the Company which shall



H a

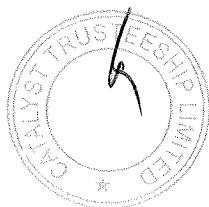


(unless otherwise indicated by the Trustee) take effect as soon as reasonably practicable, upon such a notice being delivered to the Company.

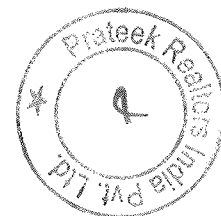
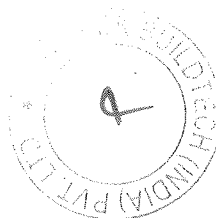
- (v) The Nominee Director shall have all the rights, privileges and indemnities of other directors including the sitting fees and expenses as are payable by the Company to the other directors. Any expenditure incurred by a Nominee Director or the Trustee in connection with such appointment or directorship shall be borne by the Company.
- (vi) The Company shall ensure that the Nominee Director shall be entitled to the same indemnities as the directors and shall be indemnified by the Company against any and all losses arising out of or in connection with its actions pursuant to appointment as the Nominee Director.
- (vii) The Nominee Director shall not be personally liable and responsible for day to day management or affairs of the Company to the public or any Governmental Authority, or for any inaction, mistake or non-compliance relating to the management of the affairs of the Company by the Board of Directors or otherwise.
- (viii) Pending the appointment of the Nominee Director by the Trustee, the Company shall furnish to the Trustee, the minutes / observations of all the meetings of the board, the audit sub-committee or any other committee within 10 (ten) days of the date of the relevant meeting.

6.7 Power of Trustee to Permit the Company to Deal with the Secured Assets

- (a) The Trustee may, at any time before the Security created under this Deed and the other Transaction Documents becomes enforceable, at the cost and request of the Company, do or concur with the Company in doing all or any of the things which the Company might have done in respect of the Secured Assets and particularly but not by way of limitation, the following:
 - (i) assent to any modification of any contracts or arrangements which may be subsisting in relation to the Secured Assets;
 - (ii) place all or any part of the Secured Assets in the name of and under the control of the Trustee or any nominee of the Trustee if deemed expedient;
 - (iii) institute, defend, enforce any suit or proceeding and settle, adjust, refer to arbitration, compromise and arrange all accounts, disputes, reckonings, questions, claims or demands whatsoever in relation to all or any of the Secured Assets;
 - (iv) apply the net proceeds from any sale, calling in, conversion or other dealing with the Secured Assets in developing, improving, protecting or preserving the Secured Assets or any part thereof;
 - (v) enter into, make, execute and do all acts, deeds, matters, things and assurances, from time to time, in relation to the Secured Assets as the Trustee may approve and in such manner and on such terms as the Trustee may determine in the interest of the Debenture Holders; and



37
H a

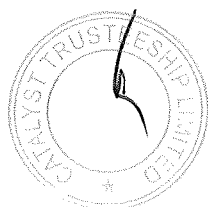


- (vi) upon such terms and for such consideration as the Trustee may deem expedient.
- (b) All property of any description and all net monies arising from or receivable upon any such dealing as aforesaid and remaining after payment therefrom of the costs and expenses of and incidental to such dealing shall be and become part of the Secured Assets and shall be vested in, paid to and specifically charged in favour of the Trustee in such manner as the Trustee shall require.

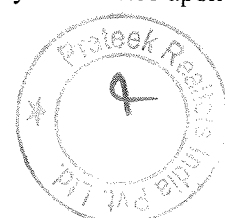
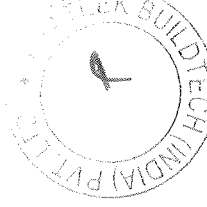
6.8 Power of Trustee to Appoint Receiver

Subject to Applicable Law, the Trustee may, at any time after the Security hereby constituted becomes enforceable, appoint in writing any one or more of the officers of the Trustee or any bank or financial institution doing business in India or independent accountant as receiver(s) (the "Receiver") of the Secured Assets or any part thereof and remove any Receiver(s) so appointed and appoint any such other person(s) in his or their stead. Such Receiver shall be deemed to be the agent of the Company which shall be solely responsible for his acts and defaults and liable on any contract or engagement made or entered into by him and for his remuneration and the Secured Parties shall not incur any liability or responsibility by reason of their making or consenting to his appointment as such Receiver. In addition to the foregoing, the following provisions shall also apply to such Receiver, subject to applicable provisions of the Securities and Exchange Board of India Act, 1992:

- (a) Appointment before or after possession: A Receiver may be appointed either before or after the Trustee shall have entered into or taken possession of the Secured Assets or any part thereof.
- (b) Receiver to be vested with powers by Trustee: The Receiver may be vested by the Trustee with such powers and discretions including powers of management as the Trustee may think expedient.
- (c) Receiver to exercise powers vested in Trustee: Unless otherwise specified by the Trustee in writing, the Receiver shall have and may exercise all the powers and authorities hereby conferred on the Trustee.
- (d) Receiver to conform to regulations made by Trustee: The Receiver shall, in the exercise of his powers, authorities and discretions, conform to the regulations, instructions and directions made and given by the Trustee, from time to time.
- (e) Receiver's remuneration: The Trustee may, from time to time, fix the remuneration of the Receiver and direct payment thereof out of the Secured Assets, but the Company alone shall be liable for the payment of such remuneration.
- (f) Receiver to give security: The Trustee may, from time to time and at any time, require the Receiver to give security for the due performance of his duties as such Receiver and may fix the nature and the amount of the security to be given, but the Trustee shall not be bound in any case to require any such security.
- (g) Receiver to pay the monies: Unless otherwise directed by the Trustee, all monies, from time to time, received by such Receiver shall be paid over to the Trustee to be held by the Trustee upon



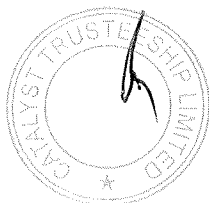
B a



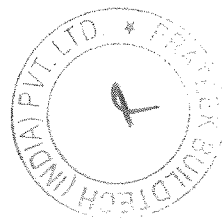
the trust herein declared of and concerning the monies arising from any sale, calling in, collection or conversion of the Secured Assets.

6.9 Trustee's Rights in Respect of the Secured Assets

- (a) Upon the Security created pursuant to the Transaction Documents becoming enforceable and after the Trustee has made entry and taken possession of the Secured Assets in accordance with the provisions of the Transaction Documents and Applicable Law and until the Secured Assets have been sold, called in, collected or converted, the Trustee may manage the Secured Assets in accordance with the instructions of the Debenture Holders by a Majority Resolution. For the purpose aforesaid, the Trustee may do all or any of the following acts and things, namely:
- (i) collect all or any part of the amounts receivable in respect of the Secured Assets, and to require payment of such amounts to it and for that purpose take any proceedings and enforce any order or judgement in the name of the Company or otherwise as it shall consider fit;
 - (ii) employ experts, officers, agents, managers, clerks, accountants, servants, workmen, employees, contractors, agents, advisors and others, upon such terms, with such salaries, wages or remuneration as the Trustee shall think proper and discharge any such persons and any such persons appointed, hired or employed by the Company;
 - (iii) make any contract, compromise or arrangement between any Obligor and any other person in respect of any part of the Secured Assets and perform, repudiate, rescind or vary any contract, compromise or arrangement in respect of any of the Secured Assets to which any Obligor is a party;
 - (iv) enter into bonds, covenants, guarantees, indemnities and other commitments and make all payments needed to effect, maintain or satisfy them;
 - (v) acquire and provide all such machinery, materials and things as the Trustee may consider necessary;
 - (vi) appoint co-trustees and agents;
 - (vii) insure all or any of the Secured Assets of an insurable nature against loss or damage by fire and against such other risks in such sum or sums as the Trustee shall think fit;
 - (viii) settle, arrange, compromise and submit to arbitration any accounts, claims, questions or disputes whatsoever which may arise in connection with the Secured Assets or in any way relating to the Security created pursuant to the Security Documents and execute, releases or other discharges in relation thereto;
 - (ix) bring, take, defend, compromise, submit to arbitration and discontinue any actions, suits or proceedings whatsoever, civil or criminal, in relation to the any part of the Secured Assets;



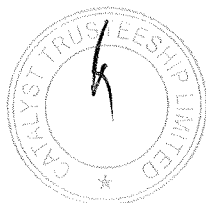
39
H R



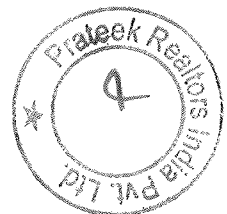
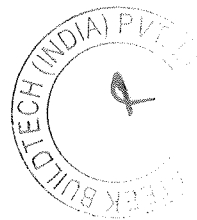
- (x) redeem any encumbrance (whether or not having priority to the Security created pursuant to the Security Documents) over the Secured Assets and settle the accounts of any person with an interest in the Secured Assets;
 - (xi) allow time for payment of any debt, with or without security;
 - (xii) subject to such consent as may be necessary, demise or let out, sublet or underlet the Secured Assets or any part or parts thereof for such terms at such rents and generally in such manner and upon such conditions and stipulations as the Trustee shall think fit;
 - (xiii) exchange any part or parts of the Secured Assets for any other security or property suitable for the purposes of the Company upon such terms as may seem expedient and either with or without payment or receipt of moneys for equality of exchange or otherwise;
 - (xiv) execute and do all such acts, deeds and things as to the Trustee may appear necessary or proper or in relation to any of the purposes aforesaid; and
- (b) The Trustee may for any of the purposes mentioned in this Clause 6 (*Powers and Duties of the Trustee*) do or cause to be done all such acts and things in respect of the Secured Assets as the Trustee could do or cause to be done if they had absolute possession of the Secured Assets and had carried on the said business for the benefit of the Trustee, without being answerable for any loss or damage which may happen thereby, except in the case of fraud, negligence or wilful default.
- (c) It is agreed amongst the Parties that all actions which the Trustee is permitted to take with respect to enforcement of rights or Security Interest or recovery or otherwise under this Deed and other Transaction Documents or under Applicable Law, the Debenture Holders shall be deemed to have the same right, but not the obligation, to take such action as deemed necessary by them, in their capacity as the Debenture Holders under the Transaction Documents including this Deed.

6.10 Consultants and Representatives

The Obligors agree and undertake that the Trustee shall have the right to appoint any independent auditor, consultant, agent, engineer or any other professional advisor or cause the Obligors to appoint any independent auditor, consultant, architect, agent or any other professional advisor in the manner and on such terms as prescribed by the Trustee for undertaking the review of their business as may be deemed fit by the Majority Debenture Holders during the currency of the Debentures. Further, the Trustee shall have the right to appoint monitoring agencies and technical consultants to monitor the Business Plan of the Company and cash flow monitoring agents for the Projects. The Trustee shall also have the right to scrutinize and audit (including through any of its agents/ representatives) the expenses, which are incurred for the Projects. The Obligors agree that any costs and expenses in relation to such appointment shall be unconditionally borne by the Company and shall be promptly paid to the Trustee upon demand. The Obligors shall provide or procure for such representatives, professional advisers and contractors, of the Trustee, with access to and permit inspection or technical review by them of the Secured Assets and the Projects.



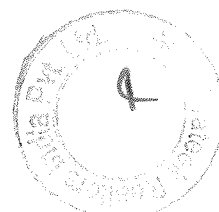
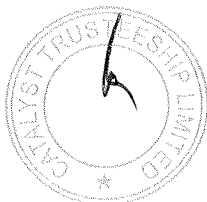
40
H a



6.11 Duties of the Trustee

In performing its obligations in relation to the Debentures:

- (a) The Trustee shall, subject to these presents, perform its duties and obligations, and exercise its rights and discretions, in keeping with the trust reposed in the Trustee by the Debenture Holders, and shall further conduct itself, and comply with the provisions of the Indian Trusts Act, 1882 and all other Applicable Law.
- (b) The Trustee shall carry out all its obligations, duties and functions as the Trustee in accordance with Applicable Law and the terms set out in the Transaction Documents and where the same is silent or contrary to any other provision of the Transaction Documents, on the Approved Instructions. It is hereby clarified that the Trustee shall, unless otherwise provided for in the Transaction Documents, seek written instructions from the Debenture Holders and only upon receipt of Approved Instructions from the Debenture Holders, shall the Trustee exercise such rights and perform such duties and obligations referred to in the Transaction Documents. Notwithstanding such requirement for instructions in writing, the Trustee shall never take any action inconsistent with the best interests of the Debenture Holders. The Trustee shall not act contrary to the Approved Instructions.
- (c) If the Trustee shall have knowledge of the occurrence or continuance of any Event of Default or a Default, the Trustee shall promptly notify the Debenture Holders.
- (d) The Trustee shall provide the Debenture Holders with information relating to any cure periods (if any) being availed by the Company under the Transaction Documents and any steps the Company takes or proposes to take to remedy the Default.
- (e) The Trustee shall promptly provide and notify all Debenture Holders once it receives any information or documents in relation to any Obligor.
- (f) The Trustee shall not do any act, deed or thing which is prejudicial or detrimental to the interest of the Debenture Holders.
- (g) The Trustee shall do any act, deed or thing or refrain from doing any act, deed or thing, which may be reasonably expected of the Trustee under the given circumstances at that point in time, in exercise of its rights and to perform its duties and obligations under this Deed and the other Transaction Documents, including, for the management, administration, preservation or maintenance of the Security.
- (h) The Trustee shall forward notice of any Tax or Security Interest received by the Trustee in respect of any of the assets over which a Security has been created or in respect of the Obligors, to the Debenture Holders.
- (i) Except as otherwise provided herein, or in the other Transaction Documents and under written instructions from the Debenture Holders, monies received by the Trustee hereunder (or pursuant to the other Transaction Documents) for the benefit of the Debenture Holders shall be kept segregated from the other assets of the Trustee; provided however that the Trustee shall not be



liable to make payment of any interest on such assets.

- (j) The Trustee shall keep copies of all reports and returns delivered to it by the Company or filed by it on behalf of the Company, at the cost of the Company.
- (k) The Trustee shall satisfy itself that the Disclosure Documents do not contain any matter which is inconsistent with the terms of the issue of Debentures or with this Deed.
- (l) Subject to Approved Instructions and the conditions as may be specified by SEBI from time to time, the Trustee shall enter into inter-creditor agreements provided under the framework specified by the RBI on behalf of the Debenture Holders.
- (m) The Trustee shall exercise due diligence to the extent required under Applicable Law, to ensure compliance by the Company, with the provisions of the Securities and Exchange Board of India Act, 1992, Debt Listing Regulations, SEBI (Debenture Trustees) Regulations, 1993 or any other regulations issued by SEBI and shall comply with this Deed in the issue and allotment of the Debentures and credit of the Debentures in the demat accounts of the Debenture Holder(s).
- (n) The Trustee shall exercise independent due diligence as required under Applicable Law, to ensure that Security to be created is free from any Security Interest save and except as permitted under the Transaction Documents.
- (o) The duties and obligations of the Trustee as set forth in the Companies (Share Capital and Debentures) Rules, 2014 and the Debenture Regulations shall be deemed to be incorporated herein by reference.

7. SECURITY, GUARANTEE AND UNDERTAKINGS

7.1 Description of Security and Guarantees

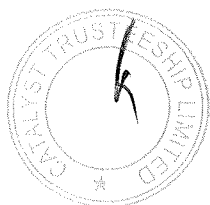
In consideration of the Debenture Holders subscribing to or purchasing the Debentures and to secure the repayment of the Debt, the Company agrees and shall procure that the Security Interests and guarantees set out in the Terms and Conditions shall be created and issued in favour of the Trustee for the benefit of the Secured Parties.

7.2 Execution of Security Documents

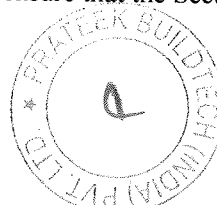
The Company shall, and shall procure that the other Obligors shall, execute the relevant Security Documents for creation, or evidencing the creation of, and perfection of Security in favour of the Trustee (for the benefit of the Secured Parties) to secure the Debt in accordance with the terms of the Transaction Documents.

7.3 Filing and Registration

For the purposes of enabling the Trustee to have a claim to the extent provided herein over all other secured and unsecured creditors, the Company shall make, and shall procure that the other Obligors shall make, all such filings and registrations (at its own cost and expense) with the relevant Governmental Authorities and take all other steps necessary to ensure that the Security Interest created



42
H a



under the Security Documents is maintained in full force and effect.

7.4 Additional Security

For the consideration aforesaid, if the Security Cover Ratio is not maintained in accordance with Schedule 8 (*Security Mechanism*) and the Trustee has called upon the Company to furnish such Additional Security in accordance with the provisions of Schedule 8 (*Security Mechanism*), then Company shall, at its own costs and expenses, procure or furnish to the Trustee, Additional Security in accordance with the provisions of Schedule 8 (*Security Mechanism*) and to the satisfaction of the Trustee as security for the Debt, and upon creation of such Additional Security, the same shall vest in the Trustee subject to all the trusts and covenants contained in the Transaction Documents.

8. REALISATION OF TRUST PROCEEDS AND APPROPRIATION

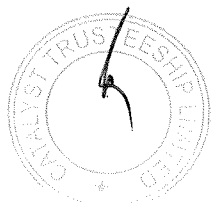
8.1 Realisation of Trust Properties

The Trustee shall hold upon trust the monies received by it in respect of the Trust Properties (“**Realisation Proceeds**”) or any part thereof arising out of:

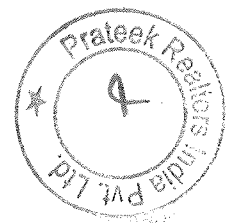
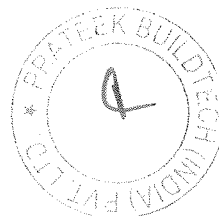
- (a) any sale, disposal, transfer, release, calling in, collection or conversion under the power of sale in relation to any Secured Asset;
- (b) any income, dividends, rent or profits arising in respect of the Trust Properties;
- (c) any insurance contracts or proceeds or claims paid under any insurance contract in relation to the Secured Assets;
- (d) compensation money in respect of any acquisition, requisition or nationalisation or take-over of the management of the Company as provided in Clause 8.3 (*Claims for compensation monies*);
- (e) enforcement or invocation of any guarantees provided by the Promoters or the Corporate Guarantor;
- (f) enforcement of Security created under the Security Documents; and
- (g) any other realisation whatsoever.

8.2 Appropriation of Realisation Proceeds

- (a) All Realisation Proceeds received or recovered by the Trustee from time to time shall be distributed by the Trustee in the following order of priority:
 - (i) **firstly**, towards Increased Costs;
 - (ii) **secondly**, in discharging any sums owing to the Trustee, the Account Bank, and any



H A



Receiver or any Delegate;

- (iii) **thirdly**, in payment of all costs and expenses incurred by the Trustee or any other Secured Party or any of their Receiver or any Delegate in connection with any realisation or enforcement of any guarantee or Security taken in accordance with the terms of the Security Documents or exercise of rights under any Transaction Documents;
- (iv) **fourthly**, towards payment to the Secured Parties, *pari passu*, of all further or Default Interest in case of an Event of Default, Make-whole Amount, break cost, compound interest and liquidated damages remaining unpaid under the Transaction Documents;
- (v) **fifthly**, towards payment to the Debenture Holders, *pari passu*, of all arrears of Interest remaining unpaid on the Debentures held by them;
- (vi) **sixthly**, in or towards payment to the Debenture Holders, *pari passu*, of all principal amounts owing on the Debentures held by them and whether such principal amounts shall or shall not then be due and payable; and
- (vii) the surplus (if any) of such monies to the Company as the Company may request in writing to the Trustee;

Provided that if the Trustee is of the opinion that it is expedient to do so, payments may be made on account of principal before the whole or any part of the Interest due on the Debentures or Default Interest, Make-whole Amount, break cost, compound interest and liquidated damages have been paid off, but such alteration in the order of payment of principal and Interest herein prescribed shall not prejudice the right of the Debenture Holders to receive the full amount to which they would have been entitled if the ordinary order of payment had been observed.

- (b) The Trustee shall, if so, directed by the Majority Debenture Holders, vary the order set out in paragraphs (a)(i) to (a)(vi) above.
- (c) Paragraphs (a) and (b) above will override any appropriation made by any Obligor.
- (d) The Trustee shall not be affected by any notice, express or implied, of the right, title or claim of any Person to the Realisation Proceeds other than the Debenture Holders.

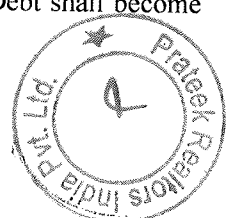
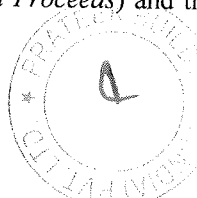
8.3 Claims for compensation monies

In the event of a Governmental Authority taking over the management of the Company and/or the entire undertaking of the Company and/or in the event of nationalisation of the Company or its business or a moratorium being passed or in case the running of the Business of the Company or its management or control is taken away either as part of any unemployment relief scheme or for any other reason whatsoever or under the provisions of the Industries (Development and Regulation) Act, 1951 or any Applicable Law, the Trustee shall be entitled to receive the whole of the compensation to which the Company shall be entitled and to apply the same or a sufficient portion thereof in accordance with the provisions set out in Clause 8.2 (*Appropriation of Realisation Proceeds*) and the Debt shall become



44

H P



immediately payable and the Security created under the Security Documents shall become enforceable.

8.4 **Receipt by Trustee to be effectual discharge**

Upon any dealing or transaction under the provisions herein contained, the receipt by the Trustee of the proceeds upon any of the Trust Property or any part thereof sold or realised and for any other monies paid otherwise howsoever, to it shall effectually discharge the purchaser or purchasers or person paying the same therefrom and from being concerned to see to the application or being answerable for the loss or misapplication or non-application thereof.

9. **LIMITATION OF LIABILITIES OF TRUSTEE**

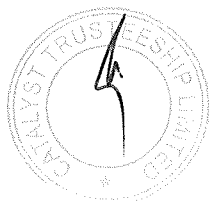
In addition to the other powers conferred hereunder on the Trustee and the provisions hereof for its protection and not by way of limitation or derogation of anything contained in the Transaction Documents or any statute limiting the liability of the Trustee, it is expressly declared as follows:

9.1 **Reliance on opinion and advice**

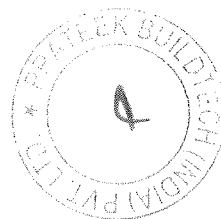
- (a) The Trustee may, in relation to these presents, act on the opinion or advice of or any information obtained from any solicitor, counsel, advocate, valuer, surveyor, broker, auctioneer, qualified accountant, or other expert whether obtained by the Company or by the Trustee or otherwise.
- (b) The Trustee shall not be responsible for any loss occasioned by so acting and any such advice, opinion or information and any communication passing between the Trustee and their representative or attorney may be obtained or sent by letter, email, telex or telephonic message and the Trustee, their representative or attorney shall not be liable for acting on any advice, opinion or information purporting to be conveyed by any such letter, email, or telephonic message.

9.2 **Reliance on certificates**

- (a) Unless otherwise instructed pursuant to the Approved Instructions, the Trustee shall be at liberty to accept a certificate signed by any one of the directors of the Company:
 - (i) as to any act or matter conclusive as sufficient evidence thereof;
 - (ii) that any property or assets are in the opinion of the director so certifying worth a particular sum or suitable for the Company's purpose or business, as sufficient evidence that it is worth that sum or so suitable; and
 - (iii) that any particular dealing or transaction or step or thing is in the opinion of the director so certifying expedient, as sufficient evidence that it is expedient.
- (b) Unless otherwise instructed pursuant to the Approved Instructions, the Trustee shall not be bound in any such case to call for further evidence or be responsible for any loss that may be



45



occasioned by its failing to do so, unless otherwise required by the Majority Debenture Holders.

9.3 Not bound to interfere

Unless (a) specifically required by the Transaction Documents or Applicable Law, (b) a Default has occurred, or (c) unless otherwise instructed pursuant to the Approved Instructions, the Trustee shall not be bound in any way to interfere with the management or the conduct of any Obligor's business or affairs.

9.4 Custody of documents

The Trustee, at its own costs and expenses, shall be at liberty to keep this Deed, the other Transaction Documents and all other deeds and documents of title relating to any portion of the Trust Property at its registered office or elsewhere or if the Trustee so decides with any bank or company whose business includes undertaking the safe custody of documents or with any firm of advocates or solicitors. The Trustee shall not be responsible for any loss incurred in connection with any such deposit, unless such loss is incurred due to negligence, wilful misconduct, fraud, illegal act, breach of trust or bad faith of the Trustee.

9.5 Not bound to ascertain defaults

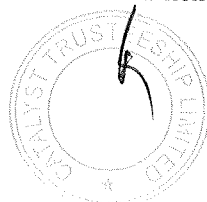
Unless (a) the Trustee receives Approved Instructions; (b) required under Applicable Law; or (c) required under the Transaction Documents, the Trustee shall not be bound to take any steps to ascertain whether any Event of Default has occurred.

9.6 Not bound to supervise use of application monies

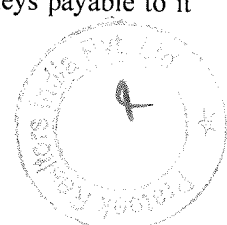
Unless required under Applicable Law or the Transaction Documents, the Trustee shall not be responsible for the monies paid by the applicants for the Debentures or be bound to see to the application thereof.

9.7 Indemnity to Trustee out of Trust Proceeds

- (a) Subject to Clause 9.7(b) and Applicable Law, the Trustee shall be entitled to be indemnified out of the Trust Property in respect of all liabilities and expenses incurred by it in the execution or purported execution of the powers and trusts thereof or of any powers, authorities or discretion vested in them pursuant to these presents, against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted in anyway relating to the Trust Property or any part thereof.
- (b) The Trustee shall however not be indemnified for any losses, liabilities or expenses arising as a result of or in connection with any negligence, wilful misconduct, fraud, illegal act, breach of trust, breach of fiduciary duty or bad faith of the Trustee.
- (c) If the Trustee is entitled to be indemnified in accordance with the provisions of this Deed, the Trustee may retain and pay out of Trust Properties the amount of any liabilities and expenses necessary to effect such indemnity and also remuneration of the Trustee as herein provided and the Trustee shall have a lien and charge on the Trust Properties for all moneys payable to it



H A



under this Clause 9 or otherwise howsoever arising out of or in connection with this Deed or the issue of the Debentures.

10. REPRESENTATIONS AND COVENANTS

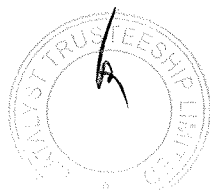
10.1 Representations and Warranties of the Obligors

- (a) Each Obligor makes the representations and warranties set out in Schedule 4 (*Representations and Warranties*) ("**Warranties**") to the Trustee and each Debenture Holder on the date of this Deed.
- (b) Unless specified otherwise in the Warranties, each of the Warranties are deemed to be repeated by each Obligor to the Trustee and each Debenture Holder, by reference to the facts and circumstances then existing, on each day until the Final Settlement Date.
- (c) Each Obligor acknowledges that the Warranties, when they are made or deemed to be made as above, are an integral part of this Deed and each Debenture Holder has agreed to subscribe or subscribed to the Debentures by relying on the same.
- (d) Each of the Warranties is separate and independent. None of the Warranties shall be treated as qualified by, or limit the liability of any Obligor due to, any actual or constructive knowledge on the part of any Debenture Holder or the Trustee or any of their agents, representatives, officers, employees or advisers.

10.2 Representation and Warranties of the Trustee

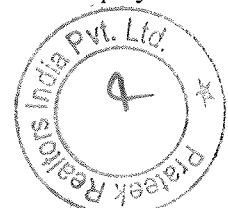
The Trustee hereby warrants that:

- (a) it is duly organised and validly existing under the laws of the jurisdiction in which it is incorporated and has full power and authority to enter into this Deed and other Transaction Documents to the extent it is a party thereto and to perform its obligations under this Deed and other Transaction Documents to the extent it is a party thereto in accordance with their respective terms;
- (b) it is duly registered as a debenture trustee with SEBI in accordance with the Debenture Trustee Regulations;
- (c) this Deed constitutes a legal, valid and binding obligation, enforceable against it in accordance with its terms;
- (d) there are no pending proceedings for the dissolution, bankruptcy, liquidation, insolvency or rehabilitation of it whether voluntary or involuntary and to the best of its knowledge, there are no reasonable grounds on which a petition or application could be based for winding up or appointment of a receiver;
- (e) it does not beneficially hold any shares in the Company;
- (f) it is not a promoter, director or key managerial personnel or any other officer or an employee



47

H a



of the Company or its Holding Company, Subsidiary or Associate company;

- (g) it is not beneficially entitled to moneys which are to be paid by the Company otherwise than as remuneration payable to the Trustee;
- (h) it is not indebted to the Company, or any of its Subsidiaries or Holding Company or Associate, or any Subsidiary of such Holding Company;
- (i) it has not furnished any guarantee in respect of the principal debts secured by the Debentures or coupon thereon;
- (j) it does not have any pecuniary relationship with the Company amounting to 2% (two per cent) or more of its gross turnover or total income of Rs. 5,000,000 (Rupees Five Million) during the 2 (two) immediately preceding Financial Years or during the current Financial Year;
- (k) it is not a Relative of the promoter or any person who is in the employment of the Company as a director or key managerial personnel; and
- (l) it is not disqualified under Applicable Law to act as a debenture trustee in connection with the Debentures.

10.3 Covenants and Undertakings

The Company agrees and undertakes to abide by the covenants and undertakings set out in **Schedule 3** (*Covenants and Undertakings*) on the date hereof and at all times until the Final Settlement Date.

11. EVENTS OF DEFAULT

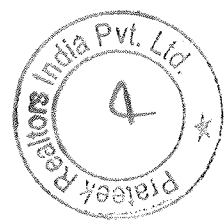
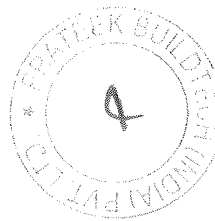
11.1 Each event or circumstance set out in Schedule 7 (*Events of Default*) is an Event of Default.

11.2 Consequences of Event of Default

- (a) Upon the occurrence of an Event of Default, the Company shall immediately inform the Trustee of such occurrence, together with all details related thereto. The Trustee shall thereafter or upon becoming aware of an Event of Default immediately notify the Debenture Holders of the occurrence of such Event of Default in the form set out in **Schedule 11** (*Request for Approved Instructions for EOD*), requesting Approved Instructions as to whether immediate payment by the Company of the Debt is required and other actions to be taken in relation to the Event of Default.
- (b) Upon receipt of Approved Instructions for declaring all or part of the Debt due and payable, whether pursuant to the delivery of the notice under Clause 11.2(a) above or otherwise, the Trustee shall declare all or any part of the Debt, as the case may be, to be immediately (or on such dates as may be specified in the Approved Instructions) due and payable whereupon it shall become so due and payable, and simultaneously send the Company a notice in the form set out in **Schedule 12** (*Form of Acceleration Notice*) ("**Acceleration Notice**") requiring the

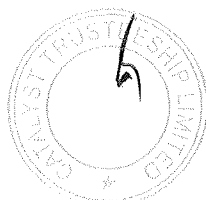


B a

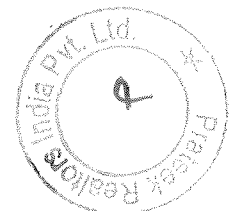
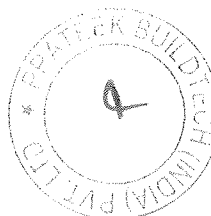


Company to immediately pay all or part of the outstanding Debt to the Debenture Holders.

- (c) If the Company fails to pay the outstanding Debt in accordance with the Acceleration Notice, the Trustee shall exercise one or all of the following rights in accordance with the Approved Instructions:
- (i) require the Company to mandatorily redeem the Debentures and repay all or part of the Debt due and including the principal amount on the Debentures, along with accrued but unpaid Interest, and other costs, charges and expenses incurred under or in connection with the Transaction Documents;
 - (ii) invoke the Personal Guarantees/Corporate Guarantee towards repayment of the Debt;
 - (iii) enforce any Security towards repayment of the Debt;
 - (iv) transfer, assign, or appropriate the DSR Amount from the DSR Fixed Deposits in relation to the Secured Assets;
 - (v) transfer, assign or appropriate the Receivables or the insurance policies in relation to the Secured Assets;
 - (vi) exercise step-in rights in relation to the Project (Phase I) and/or the Project (Phase II), and utilise the services of any architect, contractor and other service providers to complete/operate the Project (Phase I) and/or the Project (Phase II) (including obtaining all Authorisations in relation to the same);
 - (vii) exercise complete control over the Project (Phase I) and/or the Project (Phase II) and the Secured Assets, and do all things as may be required in this regard;
 - (viii) execute an inter-creditor agreement or other actions in accordance with the relevant regulations and circulars issued by SEBI;
 - (ix) convert the Debt into equity shares of the corporate Obligors as per the Applicable Law;
 - (x) appoint the nominee director to the board of directors of the Company in accordance with the Clause 6.6 (*Nominee Director*) hereof;
 - (xi) take over the board of directors of the Company and replace / appoint directors at its discretion;
 - (xii) alter the governance structure of the Company;
 - (xiii) appoint any key managerial personnel as defined in the Companies Act for any corporate Obligor;
 - (xiv) exercise complete control over the Additional Security and do all things as may be required in this regard; and



Handwritten initials 'B A'.



- (xv) take any other action, or exercise such rights under the Transaction Documents and/or Applicable Law.

11.3 Trustee to be Indemnified

At any time after the occurrence of an Event of Default and subject to the provisions of this Clause 11 above, the Trustee shall, on receipt of Approved Instructions, and without further notice to any Obligor institute proceedings against the Obligors to enforce repayment of the Debt but it shall not be bound to take any such proceedings unless:

- (a) sufficient monies are available in the Recovery Expense Fund or advanced by the Debenture Holders to the Trustee for enforcement of the Transaction Documents and the Security; or
- (b) the Trustee is reasonably indemnified, under separate undertaking in writing, by the Majority Debenture Holders.

11.4 Communication with third party, etc.

Upon the occurrence of an Event of Default, the Trustee shall be entitled to communicate, in any manner as it may deem fit, to or with any person or persons with a view to receiving assistance of such person or persons in recovering the defaulted amounts. The representatives of the Trustee shall be entitled to visit the Project (Phase I) and/or the Project (Phase II), and the Secured Assets of the Company to communicate such Event of Default.

11.5 Statutory Intercreditor Agreement

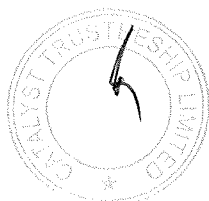
In accordance with the SEBI DT Operational Circular, the Trustee shall not enter into any intercreditor arrangement (including any Statutory Intercreditor Agreement) unless approved by Approved Instructions. Any such intercreditor arrangement shall be entered into in accordance with Law.

11.6 Release of Recovery Expense Fund

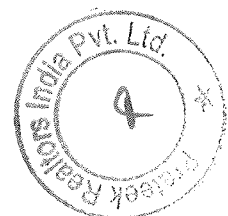
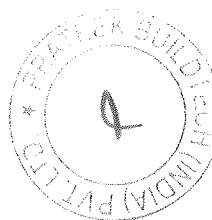
The Trustee after obtaining consent of Debenture Holder(s) for enforcement shall inform the designated stock exchange seeking release of the Recovery Expense Fund. The Trustee shall follow the procedure as prescribed by SEBI for utilisation of the Recovery Expense Fund and be obligated to keep proper account of all expenses, costs including but not limited to legal expenses, hosting of meetings etc., incurred out of the Recovery Expense Fund towards enforcement of Security.

12. REDRESSAL OF DEBENTURE HOLDERS GRIEVANCES

The Company shall furnish to the Trustee details of all grievances received from the Debenture Holders and the steps taken by the Company to redress the same. At the request of any Debenture Holder, the Trustee shall, by notice to the Company call upon the Company to take appropriate steps to redress such grievances and shall, if necessary, at the request of any Debenture Holder, call a meeting of the



50
R P



Debenture Holders.

13. RETIREMENT & REMOVAL OF TRUSTEE

13.1 Notice of Resignation

The Trustee may retire at any time without assigning any reason; provided that the Trustee shall have given at least 90 (ninety) days prior written notice thereof to the Debenture Holders. The Trustee shall not relinquish its assignments as debenture trustee in respect of the issuance of the Debenture of the Company, unless and until the successor trustee is appointed in its place by the Debenture Holders in accordance with Paragraph 40 of Schedule 2 (*Provisions of Meetings of Debenture Holders*) and in accordance with this Clause 13 (*Retirement and Removal of Trustee*) of this Deed.

13.2 Effectiveness of Resignation

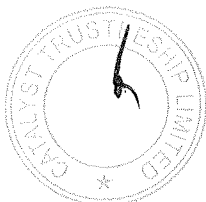
The resignation of the Trustee and the appointment of any successor trustee will both become effective only upon the successor trustee appointed by the Debenture Holders in accordance with Paragraph 40 of Schedule 2 (*Provisions of Meetings of the Debenture Holders*) notifying all the Debenture Holders that it accepts its appointment and the successor trustee becoming the holder of the Security and beneficiary to the Personal Guarantee and the Corporate Guarantee; provided however that in the event the successor trustee is not appointed within 90 (ninety) days after receipt of any notice of resignation by the Trustee, the Trustee shall continue to act as the debenture trustee until such time as the successor trustee is appointed on payment of such fees as may be agreed between the Debenture Holders and the Trustee. The Company shall complete the process, documentation and all such other formalities as may be necessary or required for appointment of the successor trustee in accordance with this Clause 13 (*Retirement and Removal of Trustee*) of this Deed.

13.3 Removal of Trustee

The Trustee hereof may be removed by the Debenture Holders by a resolution passed by, or written instructions given by, Debenture Holders in accordance with Paragraph 40 of Schedule 2 (*Provisions of Meetings of the Debenture Holders*). The Company shall appoint such person or persons as may be nominated by Debenture Holders in accordance with paragraph 40 of Schedule 2 (*Provisions of Meetings of the Debenture Holders*) as new Trustee or Trustee hereof who shall accede to all the Transaction Documents.

13.4 Convening meeting of Debenture Holders

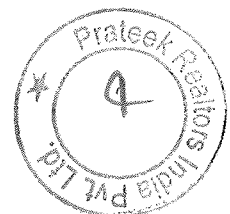
For the purposes aforesaid, forthwith upon receipt of the notice of retirement from the Trustee for the time being hereof or on the occurrence of a vacancy in the office of the Trustee or Trustee hereof, the Company shall convene a meeting of the Debenture Holders or obtain the prior written consent of the Debenture Holders in accordance with Schedule 2 (*Provisions of Meetings of the Debenture Holders*). A company, body corporate or a statutory corporation, which is a financial institution in the public sector, may be appointed to be a Trustee hereof. If there are more than two Trustees appointed hereof, the majority of such Trustees shall be entitled to exercise the powers, authorities and discretions hereby vested in the Trustee. If the Company fails to convene a meeting of the Debenture Holders, any



R

51

A



Debenture Holder shall be entitled to convene a meeting of the Debenture Holders.

14. **COSTS AND EXPENSES**

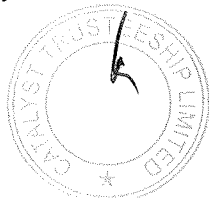
14.1 **Obligation to bear costs and expenses**

The Obligors shall bear and promptly pay the following:

- (a) all fees, costs and expenses (including travel, boarding and lodging costs) for services performed by the Secured Parties, their officers, employees, agents, legal counsel and other advisors in connection with any Transaction Document;
- (b) all fees, costs and expenses (including legal fees, travel, boarding and lodging costs) incurred by the Secured Parties, their officers, employees, agents, legal counsel and other advisors in connection with:
 - (i) the drafting, negotiation, preparation, execution, modification or amendment of any Transaction Document or any documents or instruments contemplated or in connection with or relating to any Transaction Document;
 - (ii) the preservation, protection or release of the rights of the Trustee, or the exercise of any rights, remedies or powers granted to the Trustee, under any Transaction Document or any documents or instruments contemplated or in connection with or relating to any Transaction Document; and
 - (iii) any due diligence, valuation, assessment, inspection, audit and title investigation;
- (c) all fees, costs and expenses (including legal fees, travel, boarding and lodging costs) incurred by the Secured Parties, their officers, employees, agents, legal counsel and other advisors in connection with (i) preservation of any assets (including Secured Assets) of any Obligor, (ii) enforcement of Security or guarantees, (iii) collection of any debt, (iv) the enforcement of any rights hereunder and/or under any other Transaction Document, including any costs incurred in the assertion or defence of the rights of the Trustee as such for itself and for the benefit of the other Secured Parties, for the protection and preservation of whole or any part of the Security and for the demand, realisation and recovery of the Debt, and (v) any litigation, proceeding, steps or action taken, initiated or defended by any Secured Party in connection with the foregoing; and
- (d) all stamp duties, Taxes, charges and penalties on any Transaction Document or any transaction contemplated under any Transaction Document, if and when the Company or any other Obligor may be required to pay the same according to Applicable Law.

14.2 **Consequences of failure to pay**

If any Obligor fails in defraying the costs, expenses, charges, duties, Taxes, penalties or fees referred to in Clause 14.1 (*Obligations to bear costs and expenses*) as and when required, the Trustee or any other Secured Party may (but is not obligated to) make such payments on behalf of such Obligor. All such payments made by the Trustee or any other Secured Party, as the case may be, shall be for the account



52
h a



of the relevant Obligor and such Obligor undertakes promptly on demand, to reimburse the Trustee or any other Secured Party, as the case maybe or its authorized agents, representatives, successors and assignees for any such monies so paid. If such amounts are not reimbursed by the relevant Obligor within 5 (five) days of receipt of a demand, then such Obligor shall be obligated to pay interest at the rate of 18% (eighteen per cent) per annum on such amounts commencing from the end of the 5 (five) days' notice period until the date such amounts are actually reimbursed by such Obligor.

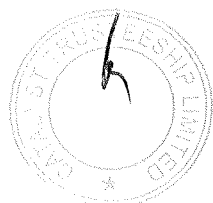
14.3 Part of Debt

All costs, expenses, charges, duties, Taxes, penalties, fees and interest payments referred to in this Clause 14 which are to be borne by the Obligors shall be deemed to form a part of the "Debt".

15. INDEMNITY

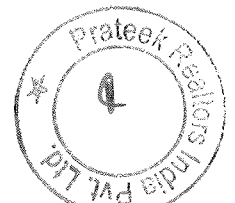
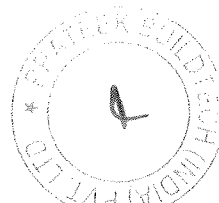
15.1 General Indemnity

- (a) Each Obligor shall, without protest or demur, irrevocably and unconditionally pay, indemnify, defend and hold harmless, the Secured Parties, and each of their attorneys, agents, directors, officers, representatives and advisors (collectively the "**Indemnified Parties**"), promptly upon demand at any time and from time to time, against any and all losses, liabilities, obligations, damages, judgments, costs, expenses (including, without limitation, advisors' fees), claims, fines, penalties, proceedings, actions or demands, of any kind or nature whatsoever incurred or likely to be incurred by any of the Indemnified Parties arising out of or in connection with:
- (i) the subscription to or purchase of the Debentures;
 - (ii) the occurrence of a Default or a Mandatory Redemption Event;
 - (iii) any deficiency in stamp duty payable on any Project Document;
 - (iv) any stamp duty, registration fee and other similar Tax payable in respect of any Transaction Document at any time or any deficiency or penalty in relation thereto;
 - (v) any Project Document becoming illegal, invalid or non-binding between the parties thereto or is not admissible in evidence;
 - (vi) exercise of any rights or remedies or the performance of any obligation of any Indemnified Party under any Transaction Document, including preservation, protection, enforcement or realisation of any Security;
 - (vii) any claim, enquiry, investigation, subpoena (or similar order), litigation or proceeding with respect to the Company or any other Obligor or with respect to or in connection with any transactions contemplated under or financed under any Transaction Document;
 - (viii) any claim, enquiry, investigation, subpoena (or similar order), litigation or proceeding made or initiated against any Indemnified Party with respect to or in connection with



53

R a

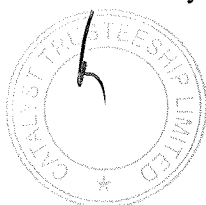


any transactions contemplated under or financed under any Transaction Document;

- (ix) any delay, loss in transit, errors in translation, the coding or decoding of the communication or omissions, variations, mutilations or other errors in the transmission of the form of communication and instruction;
 - (x) a sale of the Debentures due to non-listing of the Debentures as per the timelines specified in Clause 2.5 (*Listing of Debentures*), at a price which is lower than the face value of Debentures till the date of realisation of proceeds by sale of Debenture Holders.
- (b) The Trustee or Receiver may retain and pay out of any money in its possession all sums necessary to effect the indemnities contained in this Clause 15 and all sums payable by the Company under this Clause 15 shall be deemed to form a part of the "Debt".
 - (c) Any indemnification payment made by the Company shall be grossed up in accordance with Clause 16 (*Tax Gross Up*) to take into account any Taxes payable by the Indemnified Parties or deductible by the Company on such payment.
 - (d) The indemnification rights of the Indemnified Parties under this Deed are independent of, and in addition to, such other rights and remedies that the Indemnified Parties may have at law or in equity or otherwise, including the right to seek specific performance or other injunctive relief, none of which rights or remedies shall be affected or diminished thereby.
 - (e) The Company acknowledges and agrees that any payments to be made pursuant to this Clause 15 are not in the nature of a penalty but merely reasonable compensation for the loss that is or would be suffered. Therefore, the Company waives all rights to raise any claim or defense that any such payment is in the nature of a penalty and undertakes that it shall not raise any such claim or defense.

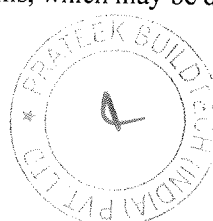
15.2 Indemnity under Section 281(1) of the Income Tax Act, 1961 and Section 81 of the Central Goods and Services Tax Act, 2017

- (a) The Company hereby irrevocably and unconditionally represents, warrants and confirms to the Trustee on a continuing basis that:
 - (i) for the purposes of Section 281 of the Income Tax Act, 1961 and Section 81 of the Central Goods and Services Tax Act, 2017, it has satisfactorily paid all its dues as on date for or on account of any Tax due and payable to any Governmental Authority, and as such there are no outstanding dues payable by it to any Governmental Authority for or on account of any Tax; and
 - (ii) it has not received any notice or intimation till date of:
 - (A) any Taxes or any other sums due and payable by it to any Governmental Authority; and/ or
 - (B) any proceedings pending and/ or initiated and/ or threatened against it for or on account of any taxes or any other sums, which may be due and payable by it to



54

h a



any Governmental Authority.

- (b) The Company hereby indemnifies and undertakes to irrevocably and unconditionally indemnify the Secured Parties and keep the Secured Parties indemnified without protest or demur for any expenses, costs, losses, claims, actions, damages arising out of or in connection with any inaccuracy or breach of any representation or warranty contained in this Clause 15.2 or for violation of Section 281 of the Income Tax Act, 1961 or Section 81 of the Central Goods and Services Tax Act, 2017 or not obtaining any no-objection certificate or permission from the relevant officer under such sections, or by virtue of any notice being enforced against it rendering it incapable of making any payment to the Secured Parties.

15.3 Email Indemnity

Notwithstanding anything to the contrary contained in any other Transaction Document, each Obligor hereby authorizes the Trustee to act and rely on any instructions or communications, for any purpose, which may from time to time be or purport to be given by any form of electronic communication (provided with or without electronic signatures), including email, (including such instructions/communications as may be or purport to be given by those authorized to communicate with the Trustee). Each Obligor understands and acknowledges that there are risks involved in sending instructions via any electronic form including email to the Trustee and hereby agrees that all such risks shall be fully borne by such Obligor and it/he assumes full responsibility for the same, and the Trustee will not be liable for any losses or damages arising upon the Trustee acting or the Trustee' failure to act, wholly or in part, in accordance with such electronic form instructions including email.

16. TAX GROSS UP

16.1 Definitions

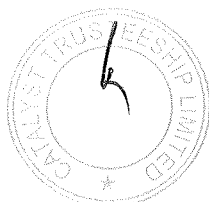
In this Clause 16:

“**Tax Deduction**” means a deduction or withholding for or on account of Tax from a payment under a Transaction Document.

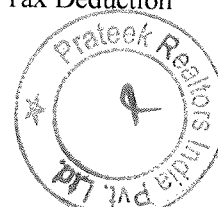
Unless a contrary indication appears, in this Clause 16 a reference to “**determines**” or “**determined**” means a determination made in the absolute discretion of the person making the determination.

16.2 Tax Gross-up

- (a) All payments to be made by the relevant Obligor to a Secured Party under any Transaction Document shall be made free and clear of, and without any Tax Deduction unless the Company is required to make a Tax Deduction.
- (b) Each Obligor shall, promptly upon becoming aware that it must make a Tax Deduction, or that there is any change in the rate or the basis of a Tax Deduction, notify the relevant Secured Party accordingly. The relevant Secured Party will take reasonable steps to notify the Company on becoming so aware in respect of a payment payable to that Secured Party.
- (c) If the relevant Obligor is required to make a Tax Deduction, it shall make that Tax Deduction



55
h e



and any payment required in connection with that Tax Deduction within the time allowed and in the minimum amount required by Applicable Law.

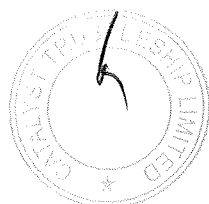
- (d) Within 30 (thirty) days of making either a Tax Deduction or any payment required in connection with that Tax Deduction, the Obligor making that Tax Deduction or payment, shall deliver to the Secured Party evidence reasonably satisfactory to such Secured Party that the Tax Deduction has been made or (as applicable) any appropriate payment paid to the relevant Tax authority.
- (e) No Secured Party shall be obligated to disclose any information regarding its affairs or tax computations to the Obligors.

16.3 Tax Indemnity

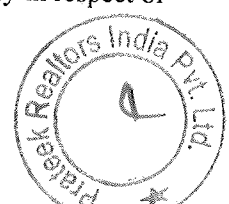
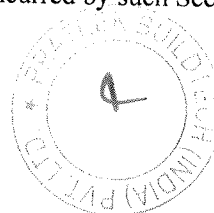
- (a) Without prejudice to Clause 16.2 (*Tax Gross-up*), if any Secured Party is required to make any payment of, or on account of, Tax on or in relation to any sum received or receivable under any Transaction Document (including any sum deemed for purposes of Tax to be received or receivable by such Secured Party whether or not actually received or receivable) or if any liability in respect of any such payment is asserted, imposed, levied or assessed against the Secured Party, the Obligors shall, within 5(five) days of demand from such Secured Party, promptly indemnify, without protest or demur, the relevant Secured Party for the loss which such Secured Party will suffer or is likely to suffer as a result of such payment or liability, together with any interest, penalties, costs and expenses payable or incurred in connection therewith as determined by the Secured Party.
- (b) However, the indemnity under Clause 16.3(a) above shall not apply to:
 - (i) any Tax imposed on and calculated by reference to the net income actually received or receivable by a Secured Party (but, for the avoidance of doubt, not including any sum deemed for purposes of Tax to be received or receivable by the Secured Parties but not actually receivable) by the jurisdiction in which such Secured Party is incorporated; or
 - (ii) any Tax imposed on and calculated by reference to the net income of a Secured Party actually received or receivable by such Secured Party (but, for the avoidance of doubt, not including any sum deemed for purposes of Tax to be received or receivable by the Secured Parties but not actually receivable) by the jurisdiction in which such Secured Party is located.
- (c) If a Secured Party makes a claim under sub-clause (a) above, it shall notify the Obligors of the event giving rise to the claim.

16.4 Indirect Tax

- (a) All consideration expressed to be payable under a Transaction Document by the Obligors to the Secured Party shall be deemed to be exclusive of any Indirect Tax.
- (b) Where a Transaction Document requires any Obligor to reimburse a Secured Party for any costs or expenses, such Obligor shall also at the same time pay and indemnify the Secured Party, without protest or demur against any Indirect Tax incurred by such Secured Party in respect of



h a



the costs or expenses to the extent the Secured Party reasonably determines that it is not entitled to credit or repayment in respect of the Indirect Tax.

- (c) If any Obligor fails in defraying the Taxes, costs, expenses, charges, duties or fees referred to in Clauses 16.5(a) and 16.5 (b) as and when required, the Trustee or any Secured Party may (but is not obligated to) make such payments on behalf of such Obligor. All such payments made by the Trustee or any Secured Party shall be for the account of the relevant Obligor and such Obligor undertakes promptly on demand, to reimburse the Trustee or the Secured Party, as the case maybe, or its authorized agents, representatives, successors and assignees for any such monies so paid. If such amounts are not reimbursed by the relevant Obligor within 5 (five) days of receipt of a demand, then such Obligor shall be obligated to pay interest at the rate of 18% (eighteen per cent) per annum on such amounts commencing from the end of the 5 (five) days' notice period until the date such amounts are actually reimbursed by the relevant Obligor.

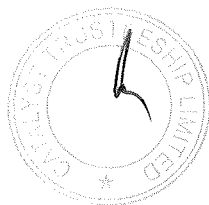
17. INCREASED COSTS

17.1 Increased Costs

- (a) Subject to paragraph (c) below, the Company and/or the other Obligors, as the case may be, shall, within 2 (two) Business Days of demand by the Trustee, pay for the account of a Debenture Holder the amount of any Increased Costs incurred by that Debenture Holder or any of its Affiliates as a result of (i) the introduction of or any change in (or in the interpretation, administration or application of) any law or regulation (ii) compliance with any law or regulation made after the date of this Deed. The terms "law" and "regulation" in this paragraph (a) shall include, without limitation, any law or regulation concerning capital adequacy, prudential limits, liquidity reserve assets or Tax.
- (b) In this Deed "**Increased Costs**" means,
- (i) a reduction in the rate of return from the Debentures or on a Debenture Holder's (or its Affiliate's) overall capital (including, without limitation, as a result of any reduction in the rate of return on capital brought about by more capital being required to be allocated by that Debenture Holder or one of its Affiliates);
 - (ii) an additional or increased cost of which the Company is notified; or
 - (iii) a reduction of any amount due and payable under the Debentures or any Transaction Document,

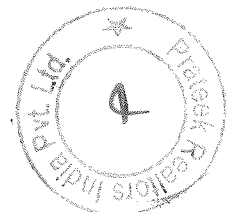
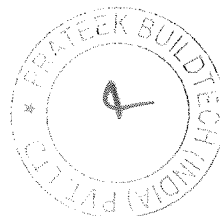
which is incurred or suffered by a Debenture Holder or any of its Affiliates to the extent that it is attributable to the undertaking, funding or performance by that Debenture Holder of any of its obligations under any the Transaction Documents or having invested in the Debentures.

- (c) This Clause 17.1 does not apply to the extent any Increased Cost is:
- (i) attributable to a Tax Deduction required by law to be made by an Obligor; or



57

H A



- (ii) attributable to the wilful breach by the Debenture Holder or its Affiliates of any law or regulation.

17.2 Increased Cost Claims

If a Debenture Holder intends to make a claim pursuant to Clause 17.1 (*Increased Costs*), then it shall notify the Trustee of the event giving rise to the claim, whereupon the Trustee shall notify the relevant Obligor thereof.

17.3 Exceptions

- (a) Clause 17.1 (*Increased Costs*) does not apply to the extent any Increased Cost is:
 - (i) attributable to a Tax Deduction required by Applicable Law to be made by any Obligor;
 - (ii) compensated for by Clause 16.3 (*Tax Indemnity*) (or would have been compensated for under Clause 16.3 (*Tax Indemnity*) but was not so compensated solely because the exclusion in paragraph (a) of Clause 16.3 (*Tax Indemnity*)); or
 - (iii) attributable to the wilful breach by a Secured Party or its Affiliates, as applicable, of any Applicable Law.
- (b) In this Clause 17.3, "**Tax Deduction**" means a deduction or withholding for or on account of Tax from a payment under a Transaction Document.

18. NOTICES

18.1 Communications in Writing

Any communication to be made under or in connection with the Transaction Documents shall be made in writing and, unless otherwise stated, may be made by letter or, under Clause 18.6 (*Electronic Communication*), by email.

18.2 Addresses

The address and (if applicable) email address (and the department or officer, if any, for whose attention the communication is to be made) of each Party for any communication or document to be made or delivered under or in connection with any Transaction Document is:

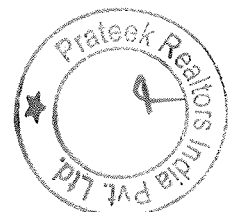
- (a) in the case of the Company, that identified with its name below;
- (b) in the case of the Sponsor, that identified with its name below;
- (c) in the case of the Promoters, that identified with their names below; and
- (d) in case of the Trustee, that identified with its name below,

or any substitute address, email address or department or officer as a Party may notify to the other Party



58

H R



by not less than 5 (five) Business Days' notice.

18.3 Delivery

- (a) Any communication or document made or delivered by one person to another under or in connection with a Transaction Documents will only be effective, if sent:
 - (i) by way of letter, when it has been left at the relevant address or 5 (five) Business Days after being deposited in the post, postage prepaid, in an envelope addressed to it at that address; or
 - (ii) by way of email, if it complies with the rules set out in Clause 18.6 (*Electronic Communication*).
- (b) Any communication or document to be made or delivered to the Trustee, will be effective only when actually received by the Trustee and then only if it is expressly marked for the attention of the department or officer identified with the Trustee's signature below (or any substitute department or officer as the Trustee shall specify for this purpose).
- (c) Any communication or document made or delivered to any Obligor in accordance with this Clause 18 will be deemed to have been made or delivered to such Obligor.
- (d) Any communication or document which becomes effective, in accordance with Clauses 18.3(a) and 18.3(b) above, after 5:00 (five) p.m. in the place of receipt shall be deemed only to become effective on the following day.

18.4 Notification of Address

Promptly upon receipt of notification of an address or change of address pursuant to Clause 18.2 (*Addresses*) or changing its own address, a Party shall notify the other Party.

18.5 English Language

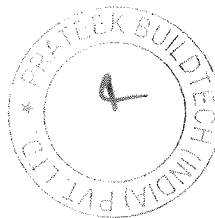
- (a) Any notice given under or in connection with any Transaction Document must be in English.
- (b) All other documents provided under or in connection with any Transaction Document must be:
 - (i) in English; or
 - (ii) if not in English, and if so required by the Trustee, accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

18.6 Electronic Communication

- (a) Any communication to be made between the Parties under or in connection with a Transaction



59
R a



Document may be made by electronic mail or other electronic means, if the Parties:

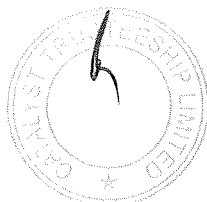
- (i) agree that, unless and until notified to the contrary, this is to be an accepted form of communication;
 - (ii) notify each other in writing of their electronic mail address and/or any other information required to enable the sending and receipt of information by that means; and
 - (iii) notify each other of any change to their address or any other such information supplied by them.
- (b) When a Party includes an email address as part of the “**administration details**” it provides to the other Party from time to time in connection with the Transaction Documents, such Party shall be deemed to have agreed to the receipt of communications from the other Party by electronic mail to such address.
- (c) Any electronic communication made by the Trustee to any Obligor shall be effective when sent, provided no message of delivery failure is received by the Trustee.
- (d) Any electronic communication made by any Obligor to the Trustee shall be effective only when actually received in readable form and if it is addressed in such a manner as the Trustee shall specify for this purpose.
- (e) A Party shall notify the affected other Party promptly upon becoming aware that its electronic mail system or other electronic means of communication cannot be used due to technical failure (if such failure is likely to last for more than 24 (twenty four) hours). Until that Party has notified the other affected Party that the failure has been remedied, all notices between those parties shall be sent by letter in accordance with this Clause 18.
- (f) Any electronic communication which becomes effective, in accordance with Clauses 18.6(c) and 18.6(d) above, after 5:00 (five) p.m. in the place of receipt shall be deemed only to become effective on the following day.

19. DISCLOSURE

19.1 Disclosure of Information

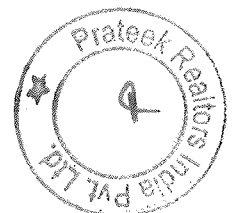
A Secured Party may deliver copies of any Transaction Document and/or disclose any information received by them under or pursuant to any Transaction Document and any other information about any Obligor or the Group as such Secured Party shall consider appropriate to:

- (a) any Affiliate of such Secured Party (together with such Secured Party, each a “**Permitted Party**”);
- (b) any professional adviser, auditor, insurer, re-insurer, insurance broker, valuer and service provider of a Permitted Party who is under a duty of confidentiality to a Permitted Party;



60

[Handwritten initials]

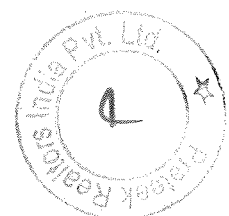


- (c) any Rating Agency or direct or indirect provider of credit protection to a Permitted Party (or its brokers);
- (d) any court, tribunal or Governmental Authority or similar body having jurisdiction over any Permitted Party, or to any person pursuant to or as may be required under any Applicable Law (including, without limitation, any information utility);
- (e) any hedge counterparty or actual or potential participant, assignee, novatee or other transferee in relation to a Secured Party's rights and/or obligations under any agreement (or any of its agents or professional advisers);
- (f) any actual or potential sub-participant (of its obligations, economic interest, synthetic transfer or other interest under any Transaction Document or the Debentures) in relation to any of that Permitted Party's rights and/or obligations under any agreement or document (or any agent or adviser of any of the foregoing);
- (g) to the International Swaps and Derivatives Association, Inc. (**ISDA**) or any Credit Derivatives Determination Committee or sub-committee of ISDA where such disclosure is required by them in order to determine whether the obligations under any Transaction Document will be, or in order for the obligations under the Transaction Document to become, deliverable under a credit derivative transaction or other credit linked transaction which incorporates the 2009 ISDA Credit Derivatives Determinations Committees and Auction Settlement Supplement or other provisions substantially equivalent thereto;
- (h) any person (including but not limited to a security provider, guarantor or subordinated creditor) in connection with a transaction or potential transaction involving the Company or any Obligor;
- (i) any person for the purposes of making, obtaining or maintaining any Authorisation in connection with any Transaction Document or any transaction contemplated therein;
- (j) any person in connection with the preservation, protection or exercise of any rights or remedies or any Transaction Document, including the preservation or enforcement of any Security Interest under any Transaction Document;
- (k) any person in connection with any legal, arbitration or regulatory proceedings or procedure;
- (l) any person if required to do so under any Applicable Law (including, but not limited to any regulation applicable for the prevention of money laundering and/or countering the financing of terrorism);
- (m) any person for the purpose of giving effect to the transactions as contemplated in any Transaction Document (including, without limitation, such information as is requested or required by agent, correspondent, intermediary or beneficiary banks for the purpose of effecting payment or transfers of funds);
- (n) any host server and storage provider of the Permitted Party in any jurisdiction for the purpose of processing transactions and storing statements of accounts, advices, transaction records and



61

Handwritten initials or signature



other documents, data or records on which the name of any Obligor or other particulars appear who are bound by a duty of confidentiality to the Permitted Party; or

- (o) to any Obligor or any person permitted by an Obligor;

19.2 Personal Data Protection

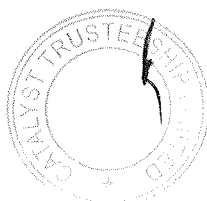
- (a) If an Obligor provides a Secured Party with personal data (including any biometric data, financial data, generic data, health data and sensitive personal data), of any individual as required by, pursuant to, or in connection with a Transaction Document, such Obligor represents and warrants to each Secured Party that it has, to the extent required by Applicable Law, (i) notified the relevant individual of the purposes for which data will be collected, processed, used or disclosed; and (ii) obtained such individual's consent for, and hereby consents on behalf of such individual to, the collection, processing, use and disclosure of his/her personal data by any Secured Party, in each case, in accordance with or for the purposes of any Transaction Document, and confirms that it is authorised by such individual to provide such consent on his/her behalf.
- (b) Each Obligor agrees and undertakes to notify the Trustee promptly upon its becoming aware of the withdrawal by the relevant individual of his/her consent to the collection, processing, use and/or disclosure by any Secured Party of any personal data provided by the Company to any Secured Party.
- (c) Any consent given pursuant to this Deed or any Transaction Document in relation to personal data shall, subject to Applicable Law, survive the death, incapacity, bankruptcy or insolvency of any such individual and the termination or expiration of this Deed.

19.3 Regulatory Disclosure

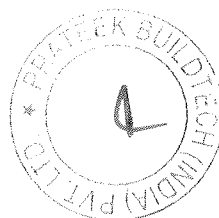
- (a) Each Obligor agrees and gives consent to the disclosure by any Secured Party of all or any:
 - (i) information and data relating to the Company or any other Obligor;
 - (ii) the information or data relating to the Debentures or the Debt and the obligations of the Company or any other Obligor in under any Transaction Document; and
 - (iii) default, if any, committed by the Company or any other Obligor in discharge of any obligation under any Transaction Document;

as the Secured Party may deem appropriate and necessary, to disclose and furnish to the Credit Information Company and any other agency authorized in this behalf by the RBI, any other Governmental Authority or under Applicable Law.

- (b) Each Obligor further declares that the information, data and documents (including by electronic means) furnished by the Company and any other Obligor to any Debenture Holders or the Trustee or any of its consultants and advisors is and shall be true, correct, complete and the



B e



copies conform in all respects to the originals and further undertakes and declares that:

- (i) SEBI, RBI, any other Governmental Authority, Credit Information Company, Information Utility and any other agency authorized under Applicable Law may use, process the said information and data disclosed by any Secured Party in the manner as deemed fit by them; and
 - (ii) SEBI, RBI, any other Governmental Authority, Credit Information Company, Information Utility and any other agency so authorized may furnish for consideration, the processed information and data or products thereof prepared by them to banks/financial institutions and other credit grantors or registered users, as may be specified by the RBI, SEBI, Credit Information Company, Information Utility or any other Governmental Authority in this behalf.
- (c) Without prejudice to the sub-clauses (a) and (b) above, each Obligor hereby gives specific consent to each Secured Party for disclosing and submitting the 'financial information' as defined in Section 3(13) of the IBC to any Information Utility and hereby specifically agrees to promptly authenticate the 'financial information' submitted by any Secured Party, as and when requested by the relevant information utility.
- (d) Upon the occurrence of any Event of Default, any Secured Party may disclose the name of the Company or any other Obligor and the directors of the Company or any other Obligor as defaulters to the RBI, SEBI, any Governmental Authority, any Credit Information Company or Information Utility. Each Obligor acknowledges and also hereby provides its consent to the Secured Parties, RBI, SEBI, Credit Information Company, Information Utility and any Governmental Authority to publish its name and the names of its directors as defaulters in such manner and through such medium as the Secured Parties, the RBI, SEBI, Credit Information Company, Information Utility and any Governmental Authority may in their absolute discretion think fit.

19.4 Other Conditions

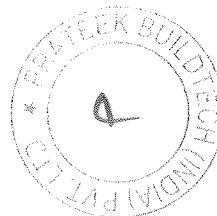
- (a) This Clause 19 shall not be deemed to constitute, an express or implied agreement by a Secured Party with the Company for a higher degree of confidentiality than that prescribed by Applicable Law, if any.
- (b) This Clause 19 supersedes any previous confidentiality undertaking given by a Secured Party in connection with the Debentures.
- (c) Each Obligor shall keep all information received in relation to any Secured Party confidential.

19.5 Publicity

Subject to the provisions of this Deed, the Parties shall not issue any information, document or article for publication in any news or communications media or make any public statement in relation to this Deed without the prior written consent of all the other Parties unless required to do so by Applicable Law.



63



20. GOVERNING LAW AND JURISDICTION

20.1 Governing law

This Deed shall be governed by Indian law.

20.2 Jurisdiction

- (a) The courts and tribunals of Delhi shall have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute regarding the existence, validity or termination of this Deed) (a "Dispute").
- (b) Each Obligor agrees that the courts and tribunals of Delhi are appropriate and convenient courts and tribunals to settle Disputes and accordingly no Obligor shall argue to the contrary.
- (c) This Clause 20.2 is for the benefit of the Secured Parties only. As a result, the Secured Parties shall not be prevented from taking proceedings relating to a Dispute in any other courts and tribunals with jurisdiction. To the extent allowed by Applicable Law, the Secured Parties may take concurrent proceedings in any number of jurisdictions.
- (d) For the avoidance of doubt, the Secured Parties shall be entitled to enforce their rights under the Transaction Documents including, their rights in relation to the Secured Assets and to seek any and all remedies under the Applicable Law prevailing in India from time to time including, without limitation, the remedies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

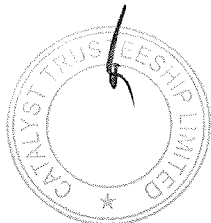
20.3 Waiver of Immunity

The Company waives generally all immunity it or its assets or revenues may otherwise have in any jurisdiction, including immunity in respect of:

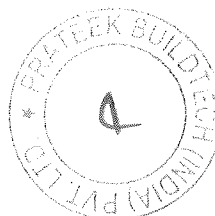
- (a) the giving of any relief by way of injunction or order for specific performance or for the recovery of assets or revenues; and
- (b) the issue of any process against its assets or revenues for the enforcement of a judgment or, in an action *in rem*, for the arrest, detention or sale of any of its assets and revenues.

20.4 Waiver of Consequential Damages

In no event shall the Secured Parties or any of their representatives be liable on any theory of liability for any special, indirect, consequential or punitive damages and each Obligor hereby waives, releases and agrees not to sue upon any such claim for any such damages, whether or not accrued and whether



h e



or not known or suspected to exist in its favour.

21. MISCELLANEOUS

21.1 Entire Agreement

The Transaction Documents constitute the entire agreement between the Parties about their subject matter and replace all previous agreements between the Parties on that subject matter. No Obligor has relied on any oral or written representation or warranty made, or purportedly made by or on behalf of any Secured Party, except as set out in the Transaction Documents.

21.2 Amendments and Super Majority Items

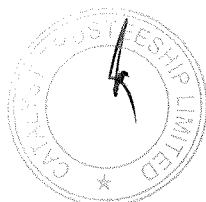
(a) Amendments

- (i) Subject to Clause 21.2(b) below, any term of a Transaction Document may be amended only by an instrument in writing signed by duly authorised representatives of the Obligor who is a party to such Transaction Document and the Trustee (acting on Approved Instructions) and such amendment shall be binding on such Obligor and the Secured Parties.
- (ii) Subject to Clause 21.2(b) below, any term of a Transaction Document may be waived only with the consent of the Majority Debenture Holders and such waiver shall be binding on the Obligors and the Secured Parties.
- (iii) An amendment or waiver which relates to the rights or obligations of the Trustee may not be effected without the consent of the Trustee;
- (iv) The Trustee shall effect, on behalf of the Debenture Holders, any amendment and waiver permitted by Clause 21.2(a)(i) and Clause 21.2(a)(ii), as the case maybe.

(b) Super Majority Items

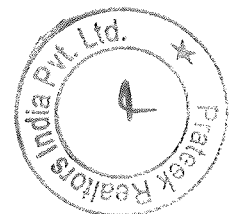
An amendment or waiver that has the effect of changing or any action which relates to (each of the items specified in Clauses 21.2(b)(i) to 21.2(b)(xv) below will be referred to individually as a “**Super Majority Item**” and collectively, as the “**Super Majority Items**”):

- (i) any change in the Obligors;
- (ii) the rate of Interest or the Make-whole Amount from what is set out in this Deed;
- (iii) the rate of Default Interest from what is set out in this Deed;
- (iv) the Scheduled Redemption Dates (including the Final Redemption Date) and any Interest Payment Date from what is set out in this Deed;
- (v) the Redemption Amounts from what is set out in this Deed;



65

B a



- (vi) terms (including any applicable covenants under the Transaction Documents) of any Security or Corporate Guarantee or Personal Guarantees and release thereof (but excluding enforcement of any Security or the guarantees of the Promoters, which can be enforced with the consent of the Majority Debenture Holders);
- (vii) any changes in the end use of the Subscription Amounts from what is set out in Clause 2.7 (*Purpose*);
- (viii) provisions of Clause 20 (*Governing Law and Jurisdiction*);
- (ix) provisions of Mandatory Redemption as set out in paragraph 2.4 (*Mandatory Redemption*) of Schedule 1 (*Terms and Conditions*);
- (x) provisions of Voluntary Redemption as set out in paragraph 2.5 (*Voluntary Redemption*) of Schedule 1 (*Terms and Conditions*);
- (xi) the financial covenants set out in paragraph 2 (*Financial Covenants*) of Schedule 3 (*Covenants and Undertakings*) (it is clarified for the avoidance of doubt that calling of an Event of Default as a result of a breach of these financial covenants however, can be done by the Trustee upon receiving Approved instructions);
- (xii) the status of the Debentures as set out in paragraph 1 (*Status and Pari Passu Ranking*) of Schedule 1 (*Terms and Conditions*);
- (xiii) provisions of Schedule 2 (*Provisions for Meetings of Debenture Holders*);
- (xiv) provisions of Schedule 8 (*Security Mechanism*); and
- (xv) the provisions of this Clause 21.2,

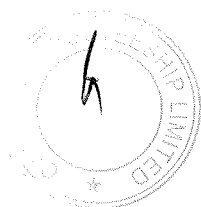
shall not be made without the prior written consent of Super Majority Debenture Holders or without a Super Majority Resolution.

21.3 Further Assurances

Each Obligor shall, at its own cost and expense, promptly upon receiving a request from the Trustee:

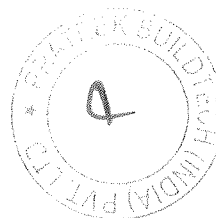
- (a) obtain all Authorisations required and do all acts and deeds (including execution of any document requested by the Trustee) that may be required; and
- (b) execute such further documents and take all such further actions as may be necessary for (i) creating, preserving, perfecting or enforcing the Security Interest over the Secured Assets or over any assets provided in lieu thereof and (ii) compliance or furtherance of its obligations under the Transaction Documents.

21.4 Disenfranchisement



66

R a



- (a) If any Group member or any Affiliate or Associate of the Promoter or any Associate or Affiliate of any Group member (each a “**Related Person**”):
- (i) legally or beneficially owns a Debenture; or
 - (ii) has entered into a sub-participation agreement relating to any Debenture or other agreement or arrangement having a substantially similar economic effect or effect of granting voting rights and such agreement or arrangement has not been terminated,
- in ascertaining:
- (i) the Approved Instructions; or
 - (ii) whether:
 - (A) any given percentage (including, for the avoidance of doubt, unanimity) of the outstanding Debentures; or
 - (B) the agreement of any specified group of Debenture Holders,
- has been obtained to approve any request for a consent, waiver, amendment or other vote under a Transaction Document, such Debentures will be deemed to be zero and the Related Person or the person with whom any of them have entered into any sub-participation, other agreement or arrangement will be deemed not to be a Debenture Holder for the purposes of sub-clauses (i) and (ii) above.
- (b) Each Debenture Holder and such Related Person must promptly notify the Trustee in writing if any Debenture Holder enters into a debt purchase transaction or sub-participation arrangement with such Related Person and provide such details in this regard as the Trustee may require.
- (c) Each Related Person that is a Debenture Holder agrees that:
- (i) in relation to any meeting or conference call to which all the Debenture Holders are invited to attend or participate, it will not attend or participate in the same if so, requested by the Trustee or, unless the Trustee otherwise agrees, be entitled to receive the agenda or any minutes of the same; and
 - (ii) in its capacity as a Debenture Holder, unless the Trustee otherwise agrees, it will not be entitled to receive any report or other document prepared at the behest of, or on the instructions of, the Trustee or one or more of the Debenture Holders.

21.5 Successors and Assigns

No Obligor shall assign or transfer all or any of its rights or obligations under this Deed except with the prior written consent of the Trustee. The Trustee shall (subject to written consent of the Majority Debenture Holders) be entitled to freely assign its rights under this Deed to any person without the prior



67

H R



consent of any Obligor.

21.6 Effectiveness and Survival

- (a) This Deed shall be effective on and from the date first hereinabove written and shall be in force till the Final Settlement Date.
- (b) The provisions of Clause 14 (*Costs and Expenses*), Clause 15 (*Indemnity*), Clause 16.3 (*Tax Indemnity*), Clause 18 (*Notices*), Clause 20 (*Governing Law and Jurisdiction*), Clause 19 (*Disclosure*), Clause 19.3 (*Regulatory Disclosure*), Clause 21.14 (*Avoidance of Payment*) and this Clause 21.6 to the extent relevant or applicable, shall survive the termination or expiry of this Deed.

21.7 Waivers

(a) **No implied waiver or impairment**

No delay or omission of a Secured Party in exercising any right, power or remedy accruing to it (whether upon default or otherwise) under any Transaction Document shall impair any such right power or remedy or be construed to be a waiver of any right, power or remedy thereof or any acquiescence of any default. The action or inaction of the Secured Party in respect of any default or any acquiescence by it in any default shall not affect or impair any right, power or remedy of the Secured Party in respect of any other defaults. Any single or partial exercise of any such right, power or remedy shall not preclude any further exercise thereof or the exercise of any other right, power or remedy.

(b) **Express waiver**

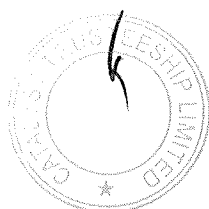
A waiver or consent granted by the Trustee, acting on Approved Instructions, under this Deed will be effective only if given in writing (after receiving the Approved Instructions) and only in the instance and for the purpose for which it is given.

(c) **Limitation on rights of others**

Nothing in this Deed, whether express or implied, shall be construed to give any Person other than the Trustee (acting on behalf of the Debenture Holders) or any Debenture Holder any legal or equitable right, remedy or claim under or in respect of this Deed. Except as expressly provided in this Deed, any covenant, condition or provision contained herein or in any Transaction Document is and shall be construed to be for the sole and exclusive benefit of the Debenture Holders and the Trustee.

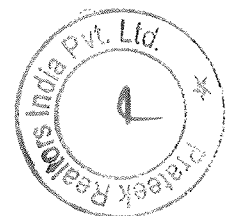
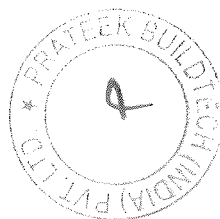
21.8 Severability

Every provision contained in this Deed shall be severable and distinct from every other provision of this Deed. If any provision of the Deed is or becomes invalid, illegal or unenforceable in any respect under any Applicable Law, it shall not affect or impair (i) the validity, legality and enforceability of the



68

H A



remaining provisions, and (ii) the validity or enforceability of any other term or provision of this Deed.

21.9 Lien and Right of Set Off

- (a) In addition to all liens upon, and rights of set off against the monies, securities or other property of the Obligors given to any Secured Party by Applicable Law, each Secured Party shall have a lien upon and a right of set off against, all monies, securities and other property of the Obligors now or hereafter in the possession of or on deposit with such Secured Party, whether held in a general or special account or deposit, or for safe keeping or otherwise.
- (b) A Secured Party may also set off any matured obligation due from the Obligors under any Transaction Document (to the extent beneficially owned by that Secured Party) against any matured obligation owed by that Secured Party to the Obligors, regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, the Secured Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.
- (c) Every such lien and right of set off may be exercised without demand upon or notice to the Obligors.

21.10 Legal and Prior Rights

All rights and remedies of the Parties hereto shall be in addition to all other legal rights and remedies available to such Parties and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. It is hereby expressly agreed and declared by and between the Parties that the determination of this Deed for any cause whatsoever shall be without prejudice to any and all rights and claims of any Party, which shall or may have accrued prior thereto.

21.11 Specific Performance of Obligations

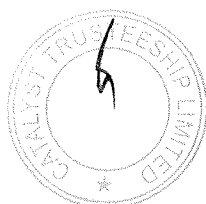
The Parties to this Deed agree that, to the extent permitted by Applicable Law, the rights and obligations of the Obligors under this Deed shall be subject to the right of specific performance and may be specifically enforced by or on behalf of a Secured Party.

21.12 Calculations and Computations

- (a) In any legal action or proceedings arising out of or in connection with this Deed or any other Transaction Document, the entries made in the accounts maintained by a Secured Party shall be conclusive evidence of the matters to which they relate.
- (b) Any certification or determination by a Secured Party of a rate or amount under this Deed or any other Transaction Document is, in the absence of manifest error, conclusive evidence of the matter to which it relates.

21.13 Conduct of Business by each Secured Party

No provision of this Deed will:



69

H L



- (a) interfere with the rights of any Secured Party to arrange its affairs (tax or otherwise) in whatever manner it thinks fit;
- (b) oblige any Secured Party to investigate or claim any credit, relief, remission or repayment available to it or the extent, order and manner of any claim; or
- (c) oblige any Secured Party to disclose any information relating to its affairs (tax or otherwise) or any computations in respect of Tax.

21.14 Avoidance of payment

If as a result of insolvency, winding up, insolvency resolution, liquidation or any similar event:

- (a) any payment by the Obligors is avoided, reduced or must be restored; or
- (b) any discharge or arrangement is made in whole or in part on the basis of any payment or other thing which is avoided, reduced or must be restored,

then:

- (i) the liability of the Obligors shall continue or be reinstated as if the payment, discharge or arrangement had not occurred; and
- (ii) the Secured Parties shall be entitled to recover the value or amount of that payment or security from the Obligors, as if the payment, discharge or arrangement had not occurred.

21.15 Counterparts

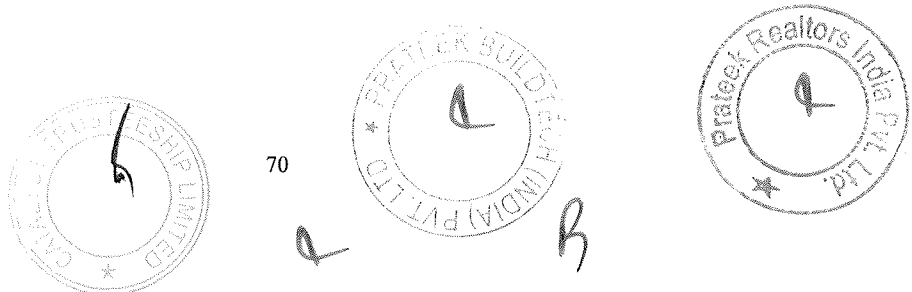
The Deed may be executed in any number of counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument. Delivery of an executed counterpart of the signature page to this Deed by email shall be as effective as delivery of a manually executed counterpart of this Deed.

PART B: DETAILS SPECIFIC TO THE DEBENTURES

22. SPECIFIC DETAILS

The specific terms of the Debentures are set out in Schedule 1 (*Terms and Conditions*). Further, the covenants, undertakings, representations and warranties and Events of Default specific to the Debentures are set out in Schedule 3 (*Covenants and Undertakings*), Schedule 4 (*Representations and Warranties*) and Schedule 7 (*Events of Default*), respectively.

[Rest of the page is left blank intentionally]



SCHEDULE 1: TERMS AND CONDITIONS

1. STATUS AND PARI PASSU RANKING

- 1.1. The Debentures constitute direct, unconditional, unsubordinated and secured obligations of the Company and shall at all times rank *pari passu* inter se without any preference or priority of one over the other or others of them.
- 1.2. The Debentures issued under this Deed are 'secured debentures' for the purposes of the Companies Act, 2013 read with the Companies (Share Capital and Debentures) Rules, 2014.
- 1.3. The Debentures issued under this Deed are 'secured debentures' for the purposes of the Debt Listing Regulations.
- 1.4. The Debentures shall at all times rank above all other present and future direct, unconditional, unsubordinated and unsecured obligations of the Company (save for such exceptions as may be provided by mandatory provisions of Applicable Law).
- 1.5. **Credit Rating**

The Debentures are rated ACUITE C (pronounced ACUITE C) by Acuite Ratings & Research.

2. REDEMPTION

2.1 Scheduled Redemption

Unless redeemed earlier in accordance with this Deed, the Company shall redeem the Debentures (in parts) on each scheduled redemption date as follows (each, a "Scheduled Redemption Date"):

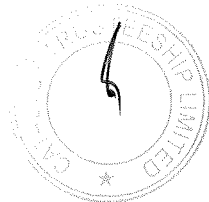
S. No	Scheduled Redemption Date	Redemption Amount (in Rs. Crores)	Percentage (%)
1.	February 28, 2025	32.50	10%
2.	August 31, 2025	32.50	10%
3.	February 28, 2026	65.00	20%
4.	August 31, 2026	65.00	20%
5.	February 28, 2027	65.00	20%
6.	August 31, 2027	65.00	20%

2.2 Final Redemption

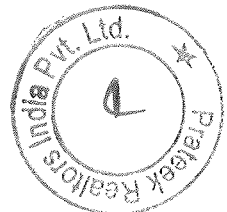
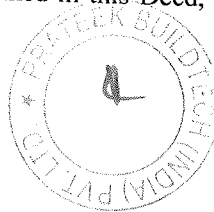
Unless redeemed earlier in accordance with this Deed, the Company shall mandatorily redeem all the outstanding Debentures in full, and shall pay the entire outstanding amount on the Debentures along with payment of Interest accrued thereon in accordance with this Deed, on the Final Redemption Date.

2.3 Redemption upon occurrence of an Event of Default

Notwithstanding anything contained to the contrary contained in this Deed, the Debentures shall be



71



redeemable at the option of the Trustee at any time prior to the expiry of the term of the Debentures upon the occurrence of an Event of Default. Upon the occurrence of an Event of Default the Company shall redeem all Debentures and pay Make-whole Amount to the Debenture Holders (if applicable).

2.4 Mandatory Redemption

(a) Illegality

If, at any time, it is or will become unlawful in the jurisdiction of a Debenture Holder to hold the Debentures:

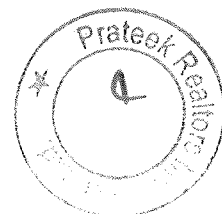
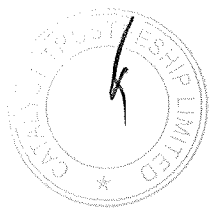
- (i) such Debenture Holder shall promptly notify the Trustee upon becoming aware of that event;
- (ii) upon the Trustee notifying the Company, the Company shall redeem the Debentures held by such Debenture Holder on the earlier of the following dates:
 - (A) the date falling 120 (one hundred twenty) Business Days from the date of occurrence of such event, or the last date permitted under the Applicable Law, whichever is earlier; and
 - (B) the date specified by the Debenture Holder in the notice delivered to the Trustee (being no earlier than the last day of any applicable grace period permitted by law).

(b) Mandatory Cash Sweep

On and from the date of execution of this Deed till the Final Settlement Date, any Receivables received by the Company from the Project (Phase I) and/or the Project (Phase II) in excess of Rs. 30,00,00,000 (Rupees Thirty Crores) shall upon receipt on cash basis be applied towards payment of Interest accrued and payable in respect of the Debentures and mandatorily redeeming the Debentures and payment of the outstanding Debt, in a manner set out in the Accounts Agreement.

2.5 Voluntary Redemption

- (a) Subject to Applicable Law, the Company shall have the right (but not obligation) to redeem the Debentures from the Debenture Holders, *pro rata* to the Debentures held by each Debenture Holder subject to the consent of such Debenture Holder on such terms and conditions as may be agreed between the Debenture Holders whose Debentures are being redeemed and the Company (each a "**Voluntary Redemption**").
- (b) The Company shall provide the Trustee and each Debenture Holder with a notice at least 30 (thirty) Business Days prior to the proposed date of any Voluntary Redemption ("**Voluntary Redemption Notice**"). Such Voluntary Redemption Notice shall contain, amongst others, the

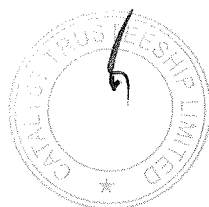


following information:

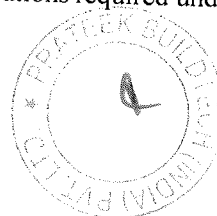
- (i) the proposed date of the Voluntary Redemption;
 - (ii) the number of Debentures sought to be redeemed from such Debenture Holder; and
 - (iii) the principal amount and accrued Interest and the Make-whole Amount payable on such redemption.
- (c) Such Voluntary Redemption Notice shall be irrevocable.
- (d) Within 15 (fifteen) Business Days of the receipt of the Voluntary Redemption Notice, the Debenture Holders shall notify the Company (with a copy to the Trustee) on whether they are agreeable to tender their Debentures for redemption and the number of Debentures that they will tender for redemption (which shall be no more than the Debentures set out in the Voluntary Redemption Notice). Upon receipt of such notice from the Debenture Holder(s), the Company shall redeem the Debentures mentioned in such notice on the Voluntary Redemption Date and pay the principal amount, accrued Interest. In the event the Debenture Holders do not notify the Company in accordance with this paragraph, then the Debenture Holders shall be deemed to have denied or disapproved the redemption of Debentures held by them.
- (e) It is hereby clarified that the Debenture Holders shall not be obligated to tender the Debentures held by them if any Voluntary Redemption Notice is received from the Company pursuant to this paragraph 2.5.
- (f) The Company shall within 15 (fifteen) days from each Voluntary Redemption, provide to the Trustee end use certificate confirming the source of funds for such Voluntary Redemption.
- (g) The Company shall ensure compliance with the procedure as set of under the Debt Listing Regulations for exercise of its right to Voluntary Redemption.

2.6 Others

- (a) Any part redemption pursuant to paragraph 2.4 (*Mandatory Redemption*) or 2.5 (*Voluntary Redemption*) of this Schedule shall be made in the chronological order of the redemption instalments and shall be made on a pro-rata basis to all the Debenture Holders.
- (b) If, prior to the expiration of 18 (eighteen) months from the Deemed Date of Allotment, the Company redeems in full or in part of any Debentures for any reason (including due to a Mandatory Redemption Event or an Event of Default), then the Company must, in addition to paying Redemption Amounts in respect of the Debentures, pay to that Debenture Holders the Make-whole Amount; provided that the Company will not be required to pay any Make-whole Amount if the Debentures are redeemed pursuant to Paragraph 2.4(a) (*Illegality*) of this Schedule.
- (c) Any Debentures redeemed pursuant to this paragraph 2 shall not be reissued by the Company.
- (d) The Company shall promptly obtain all Authorisations required under Applicable Law in order



73



to effect any redemption under this Deed.

2.7 Redemption Mechanics

- (a) No action is required on the part of any Debenture Holder(s) at the time of redemption of the Debentures. On the relevant Redemption Date, the relevant amounts shall be paid by the Company, in accordance with paragraph 5 (*Payments*) of this Schedule 1, to those Debenture Holders whose names appear on the Register of Beneficial Owners as on the Redemption Date and, for these purposes, a statement issued by the Depository shall be conclusive evidence in respect thereof.
- (b) All Debentures that are redeemed in full on any Redemption Date will forthwith be cancelled and extinguished through appropriate corporate action. Any partial redemption of a Debenture on any Redemption Date will to that extent be a good discharge to the Debenture Holder in respect of the amounts payable by the Company.

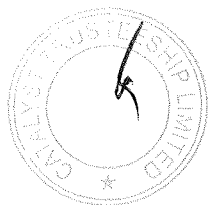
3. INTEREST

3.1 Interest on Debentures

- (a) The Company shall pay the Interest to the Debenture Holders at the Applicable Interest Rate on each Interest Payment Date.
- (b) The Interest shall be payable on the face value of the Debentures.
- (c) At the time of redemption of the Debentures on a Redemption Date, the Company shall pay the Debenture Holders the unpaid Interest on such Debentures accrued up to such Redemption Date, without requiring any notice or intimation from any Debenture Holder or the Trustee in this regard.

3.2 Interest Reset

- (a) The Interest Rate shall reset on the occurrence of the event specified in paragraph 3.2(b) below ("**Interest Reset Date**").
- (b) In the event of utilization of any cashflows arising from or generated by, or otherwise received by the Company in connection with the Project (Phase I) or Project (Phase II), for the purpose of making any payment to any Governmental Authority in connection with the Project Land, other than or in excess of Rs. 87,00,00,000 (Rupees Eighty Seven Crores) (as utilized from the proceeds of the Debentures and cash flows from the Secured Assets in relation to Project (Phase I) and the Project (Phase II)) (collectively, "**Phase III Funding Event**"), then the interest rate on the Debt will stand revised to 23.50% per annum ("**Reset Interest Rate**") on a retrospective basis from the Deemed Date of Allotment.
- (c) Upon such reset on the Interest Reset Date, the Interest Rate shall stand reset accordingly. On and from the Interest Reset Date, the Company shall be liable to pay Interest on the Debentures subscribed by each Debenture Holder at the Reset Interest Rate (on a retrospective basis from the Deemed Date of Allotment) and all references in this Deed and the Transaction Documents



74

H A



to the term "Interest Rate" shall mean such Reset Interest Rate in relation to each Debenture Holder on and from the relevant Interest Reset Date.

- (d) On the Interest Reset Date, the Company shall pay to the Debenture Holders, an amount ("**Differential Interest**") which is equivalent to: (i) Interest which would have been paid to the Debenture Holders had the Company paid Interest at the rate of Reset Interest Rate from the Deemed Date of Allotment; less (ii) the amount of Interest actually paid on the Debentures by the Company up to the Reset Interest Date.
- (e) It is hereby clarified that any Differential Interest payable by the Company under Paragraph 3.2(d) above shall accrue from the date of occurrence of the Interest Reset Date and will be immediately due and payable without any demand from the Debenture Holders in writing.

3.3 Interest on Application Money

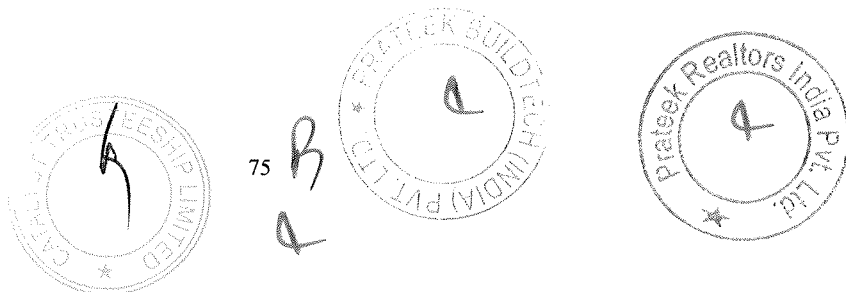
The Company shall pay additional Interest at the Interest Rate on the Subscription Amount received by it from the date of receipt till the applicable Deemed Date of Allotment.

4. TAX GROSS UP

The provisions of Clause 16 (*Tax Gross Up*) of this Deed shall be applicable in terms of tax gross up.

5. PAYMENTS

- 5.1 Any payment to be made to any Secured Party under or in terms of the Transaction Documents, including payment of Interest and payment upon redemption shall be made by the Company using the services of electronic clearing services (ECS), real time gross settlement (RTGS), direct credit or national electronic fund transfer (NEFT) into: (a) the bank accounts of each Debenture Holder linked to the demat accounts where their respective Debentures will be held, where payment is to be made to the Debenture Holders; or (b) to such account of the Trustee as may be specified by the Trustee, where the payment is required to be made to the Trustee; provided however, that where direct credit, ECS, RTGS, or NEFT service is not available, such payment shall be made by the Company by way of bank draft or demand drafts.
- 5.2 Payment of the principal, all Interest and other monies will be made to the sole holder of any Debenture and in case of joint holders to the one whose name stands first in Register of Beneficial Owners.
- 5.3 All payments to be made by any Obligor under or in connection with any Transaction Document shall be calculated and made free and clear of any set-off or counterclaim.
- 5.4 All payments made by any Obligor under or in connection with any Transaction Document on the date on which it is required to be made as per the relevant Transaction Document shall be made by no later than 2.00 (two) p.m. India time or any other time as may be agreed with the Trustee (acting on Approved Instructions), each payment made after such time on such date shall be deemed to have been made on



the immediately succeeding Business Day.

6. **SECURITY AND GUARANTEE**

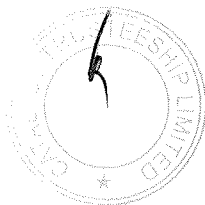
6.1 The Debt shall be secured by the following Security Interest(s) created or to be created under or pursuant to the Security Documents or evidenced by the Security Documents:

- (a) an exclusive first ranking charge by way of hypothecation on the Hypothecated Assets (other than the Account Assets) pursuant to the Deed of Hypothecation on or prior to the Deemed Date of Allotment;
- (b) an exclusive first ranking charge by way of hypothecation on the Account Assets pursuant to the Deed of Hypothecation on or prior to the Deemed Date of Allotment;
- (c) an exclusive first ranking mortgage by the Company on the Mortgaged Property to be recorded under the Memorandum of Entry on or prior to the Deemed Date of Allotment;
- (d) signed undated cheque(s) in the form and manner acceptable to the Trustee, on or prior to the Deemed Date of Allotment; and
- (e) such other Security Interest on such assets as may be agreed between the Company and the Trustee (acting on Approved Instructions).

6.2 On and from the date of occurrence of the Phase III Funding Event, in addition to the Security Interest(s) created under Paragraph 6.1 above, the Debt shall also be secured by an exclusive charge by way of hypothecation on the Phase III Hypothecated Assets, to the extent of 1.5 (one point five) times the Phase III Utilisation Amount.

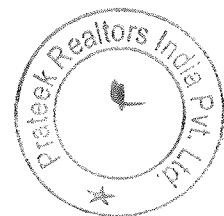
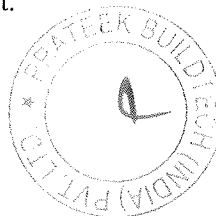
6.3 **Phase III Funding Event Security**

- (a) On the occurrence of Phase III Funding Event, the Company shall ensure that Security Interest is created and perfected over the Phase III Hypothecated Assets as Security for the Debt, to the extent of 1.5 (one point five) times the Phase III Utilisation Amount, in accordance with the terms of this Deed and the Intercreditor Agreement.
- (b) On the occurrence of Phase III Funding Event, the Company shall immediately, but in any event not later than 1 (one) day, notify the Secured Parties of the occurrence of the Phase III Funding Event. Further, the Company undertakes to promptly provide any further information in relation to the Phase III Funding Event, as any of the Secured Parties may require.
- (c) Upon being notified of the occurrence of Phase III Funding Event by the Company, or if the occurrence of the Phase III Funding Event is brought to the knowledge of the Secured Parties by any other person or any other means whatsoever, the Trustee (acting on Approved Instructions) shall intimate the Company in writing ("**Phase III Funding Event Notice**") in respect of occurrence of an Interest Reset Date in accordance with Paragraph 3.2 (*Interest Reset*) of Schedule 1 (*Terms and Conditions*) and require the Company to create Security Interest over the Phase III Hypothecated Assets immediately, but not later than 5 (Five) Business Days from the occurrence of the Phase III Funding Event.



76

B
a

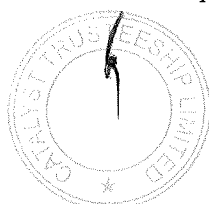


Provided that a failure or a delay on part of the Trustee to furnish the Phase III Funding Event Notice to the Company will not affect any obligations of the Company to pay the Differential Interest, or the obligation of the Company to create and perfect the Security Interest over the Phase III Hypothecated Assets, in accordance with or pursuant to the terms of this Deed.

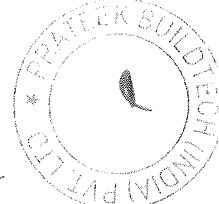
- (d) To give effect to the terms of paragraph 6.3(a) above, the Company irrevocably and unconditionally undertakes to:
- (i) obtain all Authorisations required and do all acts and deeds (including execution of any document requested by the Trustee) that may be required; and
 - (ii) execute such further documents and take all such further actions as may be necessary for creating, preserving, perfecting or enforcing the Security Interest over the Phase III Hypothecated Assets or over any other assets provided in lieu thereof, including but not limited to entering into supplementary escrow agreements, carrying out amendments to the existing security documents or entering into fresh security documents, as may be required, that may have been executed for creating a Security Interest over the Phase III Hypothecated Assets in relation to the AIF Debentures, as may be required or considered necessary by the Secured Parties.

6.4 Effectiveness and Ranking of Security

- (a) On and from the Security Effective Date, the Security created or to be created on the Secured Assets specified in paragraph 6.1(a) in favour of the Trustee (for the benefit of the Secured Parties) shall be an exclusive first ranking Security and the charge of the trustee/debenture holders of the AIF Debentures on such Secured Assets shall be a second ranking charge (ranking second solely to the Security Interest created in favour of the Secured Parties to secure the Debt).
- (b) On and from the date of this Deed, the the Security created or to be created on the Secured Assets specified in paragraphs 6.1(b) and 6.1(d) in favour of the Trustee (for the benefit of the Secured Parties) shall be an exclusive first ranking Security.
- (c) On and from the Security Effective Date, the Security created or to be created on the Secured Assets specified in paragraph 6.1(c) in favour of the Common Security Trustee (for the benefit of the Secured Parties) shall be an exclusive first ranking Security and the charge of the trustee/debenture holders of the AIF Debentures on such Secured Assets shall be a second ranking charge (ranking second solely to the Security Interest created in favour of the Secured Parties to secure the Debt).
- (d) On and from the date of occurrence of the Phase III Funding Event, the Security created or to be created on the Secured Assets specified in paragraph 6.2 in favour of the Trustee (for the benefit of the Secured Parties) shall be an exclusive first ranking Security, to the extent of 1.5 (one point five) times the Phase III Utilisation Amount and the charge of the trustee/debenture holders of the AIF Debentures over such Secured Assets shall be a second ranking charge (ranking second solely to the Security Interest created in favour of the Secured Parties to secure the Debt).
- (e) The Debentures shall *inter se* rank *pari passu* in relation to the rights and benefits attached to



77
R
P



each of them without any preference or privilege whatsoever, save and except as specifically set out in this Deed.

6.5 Security Cover Ratio and Security Cover

- (a) The Company shall during the currency of the Debentures ensure that the Security Cover Ratio shall be maintained in accordance with the provisions of this Deed. The Security created pursuant to the Transaction Documents shall be subject to the security mechanism set out in Schedule 8 (*Security Mechanism*).
- (b) The Company shall during the currency of the Debentures maintain a security cover of at least 100% (one hundred per cent) as required under the Debenture Regulations.

6.6 Corporate Guarantee

The due discharge by the Company of the Debt shall also be guaranteed by the Corporate Guarantor under the Corporate Guarantee issued in favour of the Trustee for the benefit of the Secured Parties.

6.7 Personal Guarantees

The due discharge by the Company of the Debt shall also be guaranteed by the Promoters under the Personal Guarantees issued in favour of the Trustee for the benefit of the Secured Parties.

7. TRANSFER OF DEBENTURES

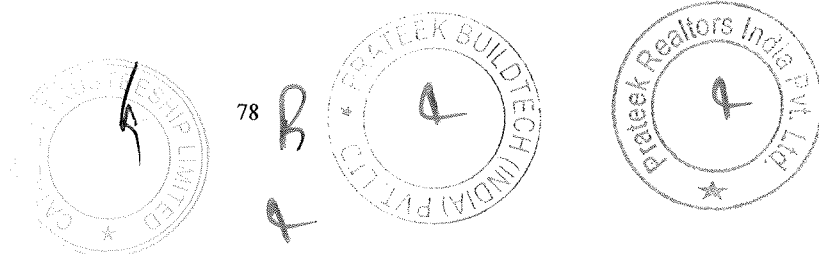
- 7.1 The Debentures (or any interest therein) shall be freely transferable and / or transmitted. The transfer of the Debentures will be in accordance with the provisions of Applicable Law including the Depositories Act, 1996 and the regulations made there under and the rules, regulations and byelaws of the Depository (in case of Debentures in dematerialised form).
- 7.2 The Debenture Holder(s) shall also have the right to novate, transfer or assign its rights and/or the benefits under the Transaction Documents and upon such transfer/transmission of the Debentures without the prior written notice to the Company and at the Debenture Holders' own cost and expense.

8. VARIATION OF DEBENTURE HOLDERS' RIGHTS

The rights, privileges, terms and conditions attached to the Debentures may be varied, modified or abrogated upon Approved Instructions; provided that nothing in such consent, instruction or resolution shall be operative against the Company where such consent or resolution modifies or varies the terms and conditions governing the Debentures and the same are not acceptable to the Company acting reasonably.

9. BUSINESS DAY CONVENTION

- 9.1 Any interest, commission or fee accruing under a Transaction Document will accrue from day to day and is calculated on the basis of 365 (three hundred and sixty five) days' year or where the year is a leap



year a 366 (three hundred and sixty six) days' year, and the actual number of days elapsed.

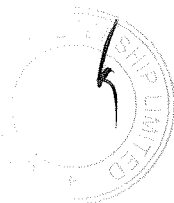
- 9.2 Any Interest payment which is due to be made on a day that is not a Business Day shall, subject to Applicable Law, be made on the next Business Day.
- 9.3 Any Redemption Amounts which are due to be made on a day that is not a Business Day shall, subject to Applicable Law, be made on the preceding Business Day.
- 9.4 During any extension of the due date for payment of any amounts under this Deed, Default Interest is payable on such amounts.

10. **AUTHORITY OF THE TRUSTEE**

Upon the occurrence of an admission of an application in relation to the corporate insolvency resolution process of any Obligor under the IBC and the constitution of the committee of creditors under the IBC, to the extent permitted by Applicable Law, the Debenture Holders reserve the right to:

- (a) attend the meetings of the committee of creditors;
- (b) vote on behalf of themselves to the extent of their voting share; and
- (c) appear before any court or tribunal or Governmental Authority,

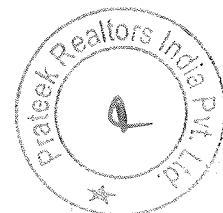
in their own capacity or authorise the Trustee in writing to carry out such actions on their behalf.



B



P



SCHEDULE 2: PROVISIONS FOR MEETINGS OF DEBENTURE HOLDERS

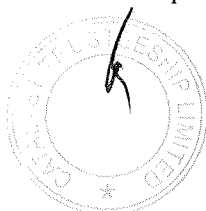
Convening a Meeting of Debenture Holders:

1. A Meeting of the Debenture Holders may be convened at any time by the Trustee or the Company, and shall be convened by the Trustee upon receipt of written request of Debenture Holders representing not less than 1/10th in value of the nominal amount of the Debentures for the time being outstanding.
2. The Trustee shall convene a Meeting of the Debenture Holders on the happening of any event which constitutes an Event of Default or the occurrence of any event which in the opinion of the Trustee affects the interests of the Debenture Holders.
3. A Meeting of the Debenture Holders shall be held at such place in the city where the registered office of the Company is situated or at such other place as the Trustee shall determine.

Notice of Meeting

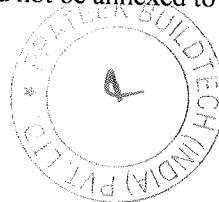
4. A Meeting of the Debenture Holders may be called by giving not less than 5 (five) days' notice in writing.
5. A Meeting of the Debenture Holders may be called after giving shorter notice than that specified in paragraph 4 above or a meeting may be held by way of passing written resolutions by circulation, if consent is accorded thereto by the Majority Debenture Holders.
6. Every notice of a Meeting of the Debenture Holders shall specify the place and day and hour of the meeting and shall contain a statement of the business to be transacted thereat.
7. Notice of every Meeting of the Debenture Holders shall be given to:
 - 7.1 every Debenture Holder in the manner provided in the Deed;
 - 7.2 the persons entitled to a Debenture in consequence of the death or insolvency of a Debenture Holder, addressed to them by name or by the title of 'representatives of the deceased', or 'assignees of the insolvent' or by any like description at the address, if any, in India supplied for the purpose by the persons claiming to be so entitled or until such an address has been so supplied, by giving the notice in any manner in which it might have been given if the death or insolvency had not occurred;
 - 7.3 the auditor or auditors for the time being of the Company (wherever applicable) in the manner authorized by the provisions of the Companies Act (for notice to members of the company); and
 - 7.4 the Trustee when the meeting is convened by the Company and to the Company when the meeting is convened by the Trustee.

Provided that where the notice of a meeting is given by advertising the same in a newspaper circulated in the neighbourhood of the registered office of the Company under the Companies Act, the statement of material facts referred to in the Companies Act need not be annexed to the notice as required by that



80

B



q

section but it shall be mentioned in the advertisement that the statement has been forwarded to the Debenture Holders.

8. The accidental omission to give notice to, or the non-receipt of notice by, any Debenture Holder or other person to whom it should be given shall not invalidate the proceedings at the meeting.

Contents of Notice of Meeting of the Debenture Holders

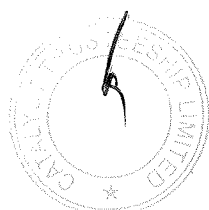
9. There shall be annexed to the notice of the meeting an explanatory statement setting out all material facts concerning each such item of business, including in particular the nature of the concern or interest, if any, therein of every director and the manager, if any, of the Company, provided that where any item of special business as aforesaid to be transacted at a Meeting of the Debenture Holders relates to, or affects, any other company, the extent of shareholding interest in that other company of every director, and the managing director, if any, of the first mentioned company shall also be set out in the statement if the extent of such shareholding interest is not less than 20% (twenty per cent) of the paid up share capital of that other company.

Quorum for the Meeting

10. In a Meeting of the Debenture Holders where an item requires the unanimous approval of all the Debenture Holders, the quorum for such matter shall consist of all Debenture Holders. For all other matters, Debenture Holders that represent 75% (seventy five per cent) of the nominal value of Debentures then outstanding Debentures shall constitute quorum for the Meeting of the Debenture Holders.
11. If, within half an hour from the time appointed for holding a Meeting of the Debenture Holders, a quorum is not present, the meeting, if called upon the requisition of the Debenture Holders shall stand dissolved but in any other case the meeting shall stand adjourned to the same day in the next week, at the same time and place, or to such other day and at such other time and place as the Trustee may determine and if at the adjourned meeting also a quorum is not present within half an hour from the time appointed for the holding of the meeting, the Debenture Holders present shall be a quorum.
12. The Trustee and the directors of the Company and their respective solicitors may attend any meeting but shall not be entitled as such to vote thereat.

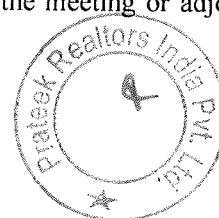
Proxy

13. Any Debenture Holder entitled to attend and vote at the Meeting of the Debenture Holders shall be entitled to appoint another person (whether a Debenture Holder or not) as his proxy to attend and vote instead of himself.
14. In every notice calling the Meeting of the Debenture Holders there shall appear with reasonable prominence a statement that a Debenture Holder entitled to attend and vote is entitled to appoint one or more proxies, to attend and vote instead of himself, and that a proxy need not be a Debenture Holder.
15. The instrument appointing a proxy and the power of attorney (if any) under which it is signed or a notarised certified copy of the power of attorney shall be deposited at the registered office of the Company not less than 48 (forty-eight) hours before the time for holding the meeting or adjourned



81

B



A

meeting at which the person named in the instrument proposes to vote or in case of a poll, not less than 24 (twenty-four) hours before the time appointed for the taking of the poll and in default, the instrument of proxy shall not be treated as valid.

16. The instrument appointing a proxy shall:
- 16.1 be in writing; and
 - 16.2 be signed by the person appointing or his attorney duly authorised in writing, or if the appointer is a body corporate, be under its seal or be signed by an officer or an attorney duly authorised by it.
17. The instrument appointing a proxy shall be in any of the forms (if any) set out in the Companies Act and related rules, and shall not be questioned on the ground that it fails to comply with any special requirements specified for such instruments by the articles of association of the Company.
18. Every Debenture Holder entitled to vote at a Meeting of the Debenture Holders of the Company on any resolution to be moved thereat shall be entitled during the period beginning 24 (twenty four) hours before the time fixed for the commencement of the meeting and ending with the conclusion of the meeting to inspect the proxies lodged, at any time during the business hours of the Company, provided not less than 3 (three) days' notice in writing of the intention so to inspect is given to the Company.
19. A vote given in accordance with the terms of an instrument of proxy shall be valid notwithstanding the previous death or insanity of the principal or the revocation of the proxy or of the authority under which the proxy was executed or the transfer of the Debenture in respect of which the proxy is given Provided that no intimation in writing of such death, insanity, revocation or transfer shall have been received by the Company at its registered office before the commencement of the meeting or adjourned meeting at which the proxy is used.

Chairman of the Meeting

20. The nominee of the Trustee shall be the Chairman of the meeting and in his absence the Debenture Holders personally present at the meeting shall elect one of themselves to be the Chairman thereof by a poll.
21. If a poll is demanded on the election of the Chairman, it shall be taken forthwith in accordance with the provisions of the Companies Act, the Chairman elected by way of poll exercising all the powers of the Chairman under the said provisions.
22. If some other person is elected Chairman as a result of the poll, he shall be Chairman for the rest of the meeting.

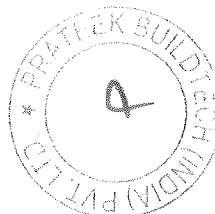
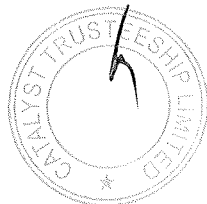


Handwritten signature 'P'.

Handwritten signature 'B'.

Voting at a Meeting by Poll

23. At any meeting, a resolution put to the vote of the meeting shall be decided by way of poll.
24. A poll demanded on a question of adjournment shall be taken forthwith.
25. A poll demanded on any other question (not being a question relating to the election of a Chairman) shall be taken at such time not being later than 48 (forty eight) hours from the time when the demand was made, as the Chairman may direct.
26. At every such meeting, each Debenture Holder shall be entitled to 1 (one) vote in respect of every Debenture of which he is a holder in respect of which he is entitled to vote.
27. On a poll taken at any Meeting of the Debenture Holders, a Debenture Holder entitled to more than 1 (one) vote or his proxy or other person entitled to vote for him, as the case may be, need not if he votes, use all his votes or cast in the same way all the votes he uses.
28. When a poll is to be taken, the Chairman of the meeting shall appoint 2 (two) scrutinisers to scrutinise the votes given on the poll and to report thereon to him.
29. The Chairman shall have power, at any time before the result of the poll is declared, to remove scrutinisers from office and to fill vacancies in the office of scrutinisers arising from such removal or from any other cause.
30. Of the 2 (two) scrutinisers appointed under this Schedule, 1 (one) shall always be a Debenture Holder (not being an officer or employee of the Company) present at the meeting, provided such a Debenture Holder is available and willing to be appointed.
31. Subject to the provisions of the Companies Act, the Chairman of the meeting shall have power to regulate the manner in which a poll shall be taken.
32. The result of the poll shall be deemed to be the decision of the meeting on the resolution on which the poll was taken.
33. The Chairman of a Meeting of the Debenture Holders may, with the consent of the meeting, adjourn the same from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
34. In the case of equality of votes on a poll the Chairman of the meeting at which the poll takes place, shall not be entitled to a second or casting vote in addition to the vote or votes to which he may be entitled to as a Debenture Holder.
35. The Chairman of any meeting shall be the sole judge of the validity of every vote tendered at such meeting. The Chairman present at the taking of a poll shall be the sole judge of the validity of every



a

vote tendered at such poll.

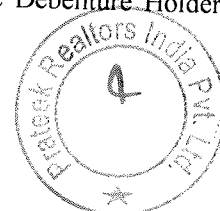
Matters for Determination

36. General Powers: A Meeting of the Debenture Holders shall, *inter alia*, have the following powers exercisable in the manner hereinafter specified in paragraphs 37 to 41 hereof:
- 36.1 Power to sanction re-conveyance and release, substitution or exchange of all or any part of the Secured Assets from all or any part of the principal moneys owing upon the Debentures.
 - 36.2 Power to sanction any compromise or arrangement proposed to be made between the Obligors and the Debenture Holders.
 - 36.3 Power to sanction any modification, alteration or abrogation of any of the rights of the Debenture Holders against the Company or other assets and properties whether such right shall arise under the Deed or Debentures or otherwise.
 - 36.4 Power to assent to any scheme for reconstruction or amalgamation of or by the Company whether by sale or transfer of assets under any power in the Company's memorandum of association or otherwise under the Companies Act or provisions of any other Applicable Law.
 - 36.5 Power to assent to any modification of the provisions contained in the Deed and to authorise the Trustee to concur in and execute any supplemental deed embodying any such modification.
 - 36.6 Power to remove the existing Trustee and to appoint new Trustee in respect of the Trust Property.
 - 36.7 Power to give any direction, sanction, request or approval, which under any provision of the Transaction Documents is required to be given by any or all of the Debenture Holders.
 - 36.8 Power to decide on any items for which the consent of the Debenture Holders would be required in terms of the Transaction Documents or under Applicable Law.
37. The powers set out in paragraph 36 above which constitute Super Majority Items shall be exercisable by a resolution passed at a Meeting of the Debenture Holders duly convened and held in accordance with provisions herein contained and carried by the Super Majority Debenture Holders ("**Super Majority Resolution**").
38. Other items: Subject to paragraph 40 below, the powers set out in paragraph 36 above which do not constitute Super Majority Items and which do not relate to execution of an inter-creditor agreement or other actions in accordance with the applicable circulars, rules and regulations as may be prescribed by SEBI, shall be exercisable by a resolution passed at a Meeting of the Debenture Holders duly convened and held in accordance with the provisions herein contained and carried by the Majority Debenture Holders ("**Majority Resolution**").
39. Specific items: The powers set out in paragraph 36 above which relate to execution of an inter-creditor agreement or other actions in accordance with the applicable circulars, rules and regulations prescribed by SEBI, shall be exercisable by a resolution passed at a Meeting of the Debenture Holders duly



84

B



a

convened and held in accordance with the provisions herein contained and carried by a majority consisting of such number of Debenture Holders which shall represent not less than 75% (seventy five per cent) of the nominal value of Debentures then outstanding and 60% of the Debenture Holders by number ("**Specified Majority Resolution**") or any other threshold as may be prescribed under Applicable Law from time to time.

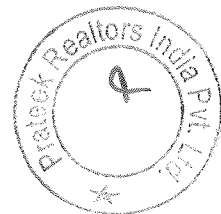
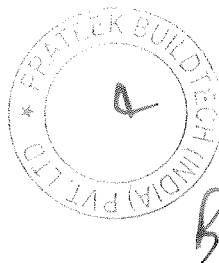
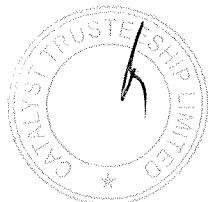
40. Removal / Appointment of Trustee: The power to remove the Trustee and appoint a new trustee under paragraph 36.6 above, will need the consent of such number of Debenture Holders which shall represent at least 75% (seventy five per cent) of the nominal value of Debentures then outstanding.
41. Binding Effect: A resolution, passed at a Meeting of the Debenture Holders duly convened and held in accordance with these presents shall, be binding upon all the Debenture Holders whether present or not, at such meeting and each of the Debenture Holders shall be bound to give effect thereto accordingly, and the passing of any such resolutions shall be conclusive evidence that the circumstances justify the passing thereof, the intentions being that it shall rest with the meeting to determine without appeal whether or not the circumstances justify the passing of such resolution.

Minutes

42. Minutes of all resolutions and proceedings at every such meeting as aforesaid shall be made and duly entered into books from time to time provided for the purpose by the Trustee at the expenses of the Company and any such minutes as aforesaid, if purported to be signed by the Chairman of the meeting at which such resolutions were passed or proceedings held or by the Chairman of the adjourned meeting shall be conclusive evidence of the matters therein contained. Until the contrary is proved, every such meeting in-respect of the proceedings of which minutes have been made shall be deemed to have been duly held and convened and all resolutions passed thereat or proceedings taken, to have been duly passed and taken.

Written Consent in Lieu of Meeting

43. Notwithstanding anything herein contained, it shall be competent for the Debenture Holders to exercise the rights, powers and authorities of the Debenture Holders under this Deed by a letter or letters or by way of any electronic communication signed or issued by or on behalf of the holder or holders of the applicable nominal value of Debentures then outstanding without convening a Meeting of the Debenture Holders as if such letter or letters or electronic communication constituted a resolution or a Majority Resolution, Specified Majority Resolution or a Super Majority Resolution, as the case may be, passed at a meeting duly convened and held as aforesaid and shall have effect accordingly.



a

SCHEDULE 3: COVENANTS AND UNDERTAKINGS

1. INFORMATION UNDERTAKINGS

1.1 Financial Statements

The relevant Obligor shall supply to the Trustee:

- (a) audited standalone financial statements for itself for each Financial Year within 30 (thirty) days from the finalisation thereof but no later than within 120 (one hundred and twenty) days of the end of the Financial Year; and
- (b) un-audited standalone quarterly financial statements for itself for each quarter of its Financial Year within 30 (thirty) days of the end of each quarter.

1.2 Compliance Certificate

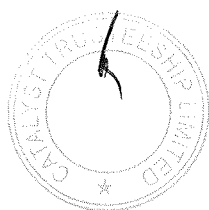
The Obligors shall supply to the Trustee, alongwith each financial statements submitted by it in accordance with paragraph 1.1 above, a Compliance Certificate setting out (in reasonable detail), computations as to compliance with the relevant covenants set out in paragraph 2 (*Financial Covenants*) of this Schedule as at the date as at which those financial statements were drawn up. The Compliance Certificate should be accompanied by the board resolution of the relevant Obligors authorizing the relevant signatories of such Obligors to sign the Compliance Certificate.

1.3 Requirements as to Financial Statements

- (a) Each set of financial statements (both annual and quarterly) delivered by the Obligors pursuant to paragraph 1.1 (*Financial Statements*) of this Schedule shall be certified by 2 (two) directors of the Obligors as fairly representing its financial condition as at the date as at which those financial statements were drawn up.
- (b) The Obligors shall ensure that each set of the financial statements supplied under this Deed gives (if audited) a true and fair view of, or (if unaudited) fairly represents, its financial condition (consolidated or otherwise) as at the date on which those financial statements were drawn up.

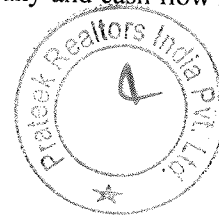
1.4 Audit report and access to auditors

- (a) The Company shall conduct an annual audit of itself from a reputed accounting firm and submit a certified copy of the report from such audit to the Trustee.
- (b) The Trustee may, at the cost and expense of the Company, appoint an external auditor, chartered accountant or architect to carry out the audit of the Obligors on a quarterly basis. The Trustee may require such auditor, chartered accountant or architect to submit such audit reports directly to the Trustee.
- (c) The Trustee may, at the cost and expense of the Company, appoint monitoring agencies and technical consultants to monitor the Business Plan of the Company and cash flow monitoring



86

B



d

agents for the Projects. The Trustee may require such monitoring agencies and technical consultants to submit their reports directly to the Trustee.

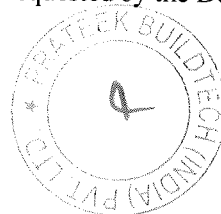
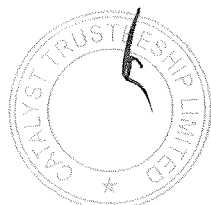
- (d) If the Trustee wishes to discuss the financial position of any Obligor with the auditors or accountants of such Obligor, the Trustee may notify the Obligors, stating the questions or issues which the Trustee wishes to discuss with the auditors or accountants of such Obligor. In this event, the Obligors must procure that the auditors or accountants of such Obligors are authorised (at the expense of the Obligors):
- (i) to discuss the financial position of the Obligor with the Trustee on request from the Trustee; and
 - (ii) to disclose to the Trustee for the benefit of the Secured Parties any information which the Trustee may reasonably request.

1.5 Meetings

The Company shall have regular meetings with the Trustee and Majority Debenture Holders to discuss any performance related and other issues as required by any Secured Party.

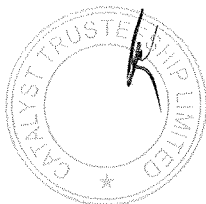
1.6 Information: Debenture Regulations and Applicable Law

- (a) The Company shall promptly supply or inform (as the case may be) or procure that the relevant Obligor supplies or informs (as the case may be) to the Secured Parties, Stock Exchange and any Governmental Authority all information and documents as may be required to be submitted to them under the Debenture Regulations and other Applicable Law.
- (b) The Company shall, within 30 (thirty) days of each Financial Quarter, only to the extent required under Applicable Law, submit a quarterly report, certified by an independently practicing chartered accountant, or if required by Applicable Law, its statutory auditors, to the Trustee containing the following particulars:
- (i) the updated list of names and address of all Debenture Holders;
 - (ii) the details of any amount (including interest) due but unpaid and reasons for the same;
 - (iii) the number and nature of grievances received from the Debenture Holders and resolved by the Company together with details of grievances unresolved by the Company and reasons thereof;
 - (iv) a statement that the assets of the Company or any Obligor available as security are sufficient to discharge the claims of the Debenture Holders as and when the same become due;
 - (v) a statement showing the manner in which the monies have been utilized; and
 - (vi) any other information that may be requested by the Debenture Holders or Trustee from



time to time.

- (c) The Company shall submit to the Trustee, within 30 (thirty) calendar days from the end of every half-year, a certificate from the statutory auditor of the Company giving the value of the receivables/ book debts including certifying compliance with the covenants of the Disclosure Documents.
- (d) In order to ensure that the Trustee can (i) conduct due diligence of the Company on an ongoing basis to the extent required under the Debenture Regulations; and (ii) submit the information set out in sub- paragraphs A to B below to the Stock Exchange, in accordance with the Debenture Regulations, the Company shall supply to the Trustee:
- (i) as soon they become available, but in any event within 60 (sixty) days after the end of each Financial Quarter, in the format set out in Annexure A of the aforementioned circular:
- (A) a certificate from the statutory auditor confirming that the Company has maintained 100% (one hundred per cent) asset cover sufficient to discharge the principal and interest amount of the Debentures in a form and manner satisfactory to the Trustee, along with the relevant calculations and a confirmation that the Company is in compliance with all its obligations under the Transaction Documents;
- (B) a statement of value for DSR Fixed Deposits;
- (C) a statement from a registered valuer setting out the value of each Secured Asset; and
- (D) networth certificate of the Promoters; and
- (ii) as soon they become available, but in any event within 75 (seventy five) days after the end of each Financial Year:
- (A) a valuation report from a registered valuer satisfactory to the Trustee in relation to the Secured Assets; and
- (B) financials of the Corporate Guarantor prepared on the basis of audited financial statements.
- (e) The Company will keep the Trustee informed of all orders, directions and/or notices of all courts or tribunals which have a Material Adverse Effect.
- (f) The Company shall provide relevant documents/ information, as applicable, to enable the Trustee to conduct due diligence of the Company and submit all reports and/or certifications that are required to be submitted by the Trustee to the Stock Exchange or any Governmental Authority in accordance with the circulars, rules and regulations prescribed by SEBI and any other Applicable Law.

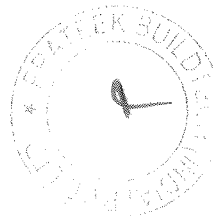
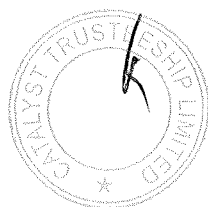


- (g) The Company shall provide the Trustee with all relevant documents, notices, reports and information required to be provided to the Trustee in accordance with the Debenture Regulations.

1.7 Information: Miscellaneous

The Company shall supply or inform (as the case may be), and each Obligor shall supply or inform (as the case may be), to the Trustee for the benefit of each Secured Party (in sufficient copies for all the Secured Parties, if the Trustee so requests):

- (a) within 30 (thirty) days from the Deemed Date of Allotment, the End Use Certificate;
- (b) within 5 (five) days from the end of each Financial Quarter, a certificate confirming compliance with/maintenance of the Security Cover Ratio;
- (c) promptly, all documents which are dispatched by it to its shareholders (or any class of them) or its creditors generally at the same time as they are despatched;
- (d) within 7 (seven) days of the relevant board meeting of each corporate Obligor or 45 (forty five) days from the end of each Financial Quarter, whichever is earlier, performance reports or periodical status reports in relation to each corporate Obligor;
- (e) within 10 (ten) days from the end of each Month, certified copies of encumbrance certificates in relation to the Mortgaged Property updated as on the last day of the preceding Month;
- (f) promptly, all the information regarding financial statements;
- (g) promptly, upon becoming aware of them, the details of any litigation, arbitration or administrative, regulatory or criminal proceedings or investigation of or before any court, arbitral body or agency which is threatened or pending against any Obligor or any of their Subsidiaries or any substantial dispute between any Obligor or any of their Subsidiaries and any Governmental Authority;
- (h) promptly, any notice received by any Obligor in respect of payment of outstanding taxes;
- (i) promptly, such further information regarding the financial condition, business and operations of any Obligor, including any transactions the Obligor enters into, as the Trustee may reasonably request;
- (j) promptly, upon becoming aware or on receipt, of any application for winding up, insolvency or bankruptcy, or insolvency resolution of any Obligor or Group member having been made or any statutory notice of winding up, insolvency resolution insolvency or bankruptcy, as the case may be, is given to the Obligor or Group member of any suit or other legal process intended to be filed or initiated against the Obligor or Group member, as the case may be, and affecting the Obligor's or Group member's right or interest in the assets comprising the Security or if a receiver is appointed in relation to any properties or business or undertaking of the Obligors or

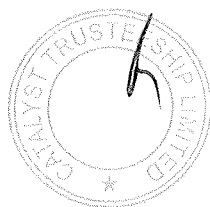


Group member;

- (k) promptly notify the Trustee of any default by any counterparty under the Project Documents in payment of lease rentals or otherwise;
- (l) promptly intimate the Trustee of the details of any proceedings, which are current, threatened or pending, between the parties to any Project Document;
- (m) promptly, copies of any Project Document and such other information in relation thereto as the Trustee may require;
- (n) promptly, of any loss or damage, which any Obligor may suffer due to force majeure circumstances or act of God against which the Obligor may not have insured its properties;
- (o) promptly, any such change that may occur in the composition of its Board of Directors or in its management set-up resulting in the transfer of control to any person that differs from the Board or management existing as on the date of this Deed;
- (p) promptly, without any demur or protest, such signed documents and writings and at such periodic intervals, as may be required by any Secured Party, acknowledging the outstanding amounts under the Transaction Documents, for the purpose of Section 18 of the Limitation Act, 1963;
- (q) promptly, upon receiving a written request from the Trustee in accordance with the Debenture Trustee Regulations, provide periodical status/performance reports within 7 (seven) days of the relevant board meeting or within 45 (forty five) days of the respective Financial Quarter, whichever is earlier;
- (r) promptly, provide any information and documents that may be reasonably required by the Trustee or the Debenture Holders from time to time, including information and documents that may be required to comply with internal policies of the Trustee or the Debenture Holders or any requirements imposed by any Governmental Authority or as may be required under Applicable Law;
- (s) provide, a quarterly statement, certified by an independent practicing chartered accountant, of the balances in the Accounts;
- (t) whenever required by any Secured Party, promptly, full particulars of the Security or any part thereof and shall furnish and verify all statements, reports, returns, certificates and information from time to time and as required by any Secured Party; and
- (u) within 7 (seven) days from the end of each month, submission of monthly construction approvals and sales milestones, in each case for the preceding month, for monitoring that the same are met as per the Business Plan approved by the Trustee.

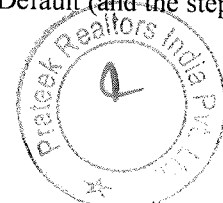
1.8 Notification of Default

- (a) Each Obligor shall notify the Trustee of any Default or any Event of Default (and the steps, if



90

B



A

any, being taken to remedy it) promptly upon becoming aware of its occurrence.

- (b) Promptly upon a request by the Trustee, each Obligor shall, supply to the Trustee a certificate signed by it (if an Obligor is a natural person), one of its directors on its behalf (if such Obligor is a company) or its authorised signatory (if such Obligor is a body corporate other than a company) certifying that no Default is continuing (or if a Default is continuing, specifying the Default and the steps, if any, being taken to remedy it).

1.9 Know Your Customer Checks

Each Obligor shall, promptly, upon the Trustee's request supply, or procure the supply of, such documentation and other evidence as is reasonably requested by the Trustee (for itself or on behalf of any Debenture Holder (including for any Debenture Holder on behalf of any prospective new Debenture Holder)) in order for the Trustee, such Debenture Holder or any prospective new Debenture Holder to conduct and be satisfied with the results of all necessary "know your customer", or other similar procedures under Applicable Law.

2. FINANCIAL COVENANTS

2.1 Definitions

In this paragraph 2:

"**Project Cash Flow Cover**" means, in respect of the Project (Phase I) and the Project (Phase II), the aggregate of (a) expected cash flows in respect of future sales; (b) receivables in respect of units sold; and (c) cash balances available in the Accounts, minus (d) Estimated Project Cost yet to be incurred/paid, as of the Testing Date which shall be verified by an Independent Valuer appointed by the Trustee.

"**Project Cash Flow Cover Ratio**" means ratio of (a) Project Cash Flow Cover to (b) Total Debt.

"**Security Cover Ratio**" has the meaning ascribed to such term in Schedule 8 (*Security Mechanism*).

"**Security Cover**" has the meaning ascribed to such term in Schedule 8 (*Security Mechanism*).

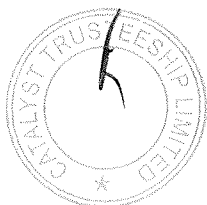
"**Testing Date**" means 30 (thirty) days from the end of the Financial Quarter, or any date as may be determined by the Trustee in its sole discretion, for testing compliance of the Financial Covenants in accordance with the terms of this Deed.

2.2 Financial Covenants

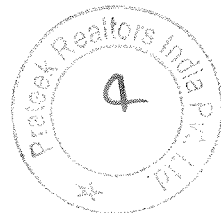
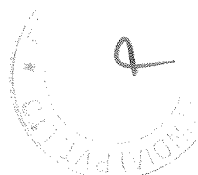
The Company undertakes and shall procure that the other Obligors, at all times, until the Final Settlement Date ensure that:

- (a) the Project Cash Flow Cover Ratio shall not be less than 1.9:1; and
(b) the Security Cover Ratio shall not be less than 1.9:1,

(collectively referred to as the "**Financial Covenants**").



B



A

2.3 Financial Testing

The Financial Covenants set out in this paragraph 2 shall be calculated in accordance with GAAP and tested by reference to each of the audited annual financial statements delivered pursuant to paragraph 1.1 (*Financial Statements*) of this Schedule and/or each of the Compliance Certificate delivered pursuant to paragraph 1.2 (*Compliance Certificate*) of this Schedule along with the audited annual financial statements. The Financial Covenants will be tested on a quarterly basis on each Testing Date, beginning from March 31, 2024, on the stand-alone financial statements of the Company provided in accordance with paragraph 1.1 (*Financial Statements*) of this Schedule.

3. GENERAL UNDERTAKINGS

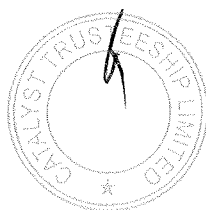
3.1 Authorisations

Each Obligor shall, promptly obtain, comply with the terms of and do all that is necessary to maintain in full force and effect (and supply certified copies to the Trustee of) any Authorisation required to:

- (a) enable it to perform its obligations under the Transaction Documents to which it is a party;
- (b) ensure the legality, validity, enforceability or admissibility in evidence in its jurisdiction of incorporation of any Transaction Document to which it is a party; and
- (c) enable it to carry on its respective business (including, without limitation, the Projects) as it is being, and is proposed to be, conducted.

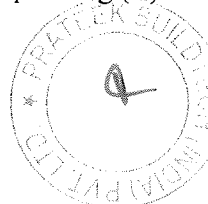
3.2 Compliance with laws

- (a) Each Obligor shall, comply with Applicable Laws in all respects.
- (b) No Obligor shall, undertake any business or operation which is related to or results in or involves money laundering, terrorist financing, drug trafficking, organized criminal activities or the financing of terrorism.
- (c) No Obligor shall develop business relationships with globally recognised terrorists or for the purposes of money laundering, terrorist financing, or financing the operation of criminals.
- (d) The Company shall obtain and maintain the SCORES id and password in relation to the Debentures, in accordance with Applicable Law including any regulations made by the Stock Exchange or SEBI.
- (e) Without prejudice to the generality of sub-paragraph (a) above, (i) the Company shall, at all times, be in compliance with all provisions of the Companies Act, the Debenture Trustee Regulations and the Debt Listing Regulations (including but not limited to maintaining a minimum of 100% (one hundred per cent) asset cover in respect of the outstanding Debentures), the debt listing agreement entered into with the Stock Exchange and the Disclosure Documents, and (ii) the Company shall comply with the requirements of the SEBI Master Circular and the SEBI DT Operational Circular including uploading (A) the details of the all Security created



92

B



a

and guarantees provided pursuant to the Transaction Documents as per the format specified under the SEBI DT Operational Circular; (B) this Deed, and all other required information in relation thereto on the 'Security and Covenant Monitoring System' hosted by the Depositories within the timelines prescribed under SEBI DT Operational Circular. Further, the Company hereby authorizes the Trustee to seek information pertaining to the redemption of the Debentures from its bank in accordance with the said circular.

3.3 Taxation

- (a) Each Obligor shall, duly and punctually pay and discharge all Taxes imposed upon it or its respective assets within the time period allowed without incurring penalties.
- (b) If required by the Trustee, each Obligor shall, promptly provide the evidence of payment of any Taxes to the Trustee.
- (c) No Obligor shall be materially overdue in the filing of any Tax returns.
- (d) Each Obligor shall, do all things necessary to ensure that no claims or investigations are or are reasonably likely to be asserted, made or conducted against it with respect to Taxes.
- (e) No Obligor shall change its residence for Tax purposes.

3.4 Change of Business

The Company shall not change the general nature of its business from that carried on at the date of this Deed without the prior written consent of the Trustee.

3.5 Corporate Restructuring

No Obligor shall enter into any amalgamation, demerger, merger, consolidation or corporate reconstruction without the prior written consent of the Trustee.

3.6 Preservation of Assets

Each Obligor shall maintain in good working order and condition (ordinary wear and tear excepted) all assets necessary or desirable in the conduct of its respective business.

3.7 Environmental and Social Compliance

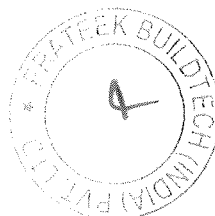
Each Obligor shall:

- (a) not use any Hazardous Substance (in any manner whatsoever);
- (b) comply with all material Environmental Laws to which it may be subject;
- (c) obtain all material Authorisations, required or desirable, under Environmental Laws in



93

B



A

connection with its business; and

- (d) comply with the terms of all Environmental Licences.

3.8 Environmental Claims

The Company shall, and shall procure that each Obligor shall, promptly notify the Trustee of any claim, notice or other communication received by it in respect of any actual or alleged breach of or liability under Environmental Law.

3.9 Disposals and Set-off

- (a) The Company shall not enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer or otherwise dispose of any asset (including, without limitation, the Secured Assets), other than:
- (i) sale of units of Project in the ordinary course of business in accordance with paragraph 3.40 (*Project*) of this Schedule 3 (Covenants and Undertakings);
 - (ii) any assets in relation to the Project (Phase III), subject to the aggregate liability of the Company in any event not exceeding Rs. 200,00,00,000 (Rupees Two Hundred Crores) (including any Permitted Financial Indebtedness incurred or availed by the Company in relation to the Project (Phase III)); or
 - (iii) with the prior written consent of the Trustee.
- (b) Without the prior written consent of the Trustee, the Company shall not waive or set-off any Receivables.

3.10 Arm's Length Basis

No Obligor shall enter into any transaction with any person except on arm's length terms and for full market value.

3.11 Books and Records

Each Obligor shall:

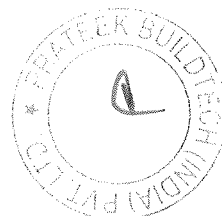
- (a) keep proper records and books of account in respect of its business; and
- (b) at the risk and cost of the Obligor, permit the Trustee and/or any professional advisers and contractors appointed by the Trustee at all reasonable times upon reasonable prior notice to examine the records and books of account of the Obligors.

3.12 Changes to Constitutional Documents

- (a) Each Obligor (which is a body corporate) shall obtain the prior written consent of the Trustee



B



d

in relation to any amendment to its constitutional documents.

- (b) No Obligor shall change its constitution or issue any new shares or other equity interests.

3.13 Intellectual Property

Each Obligor shall:

- (a) preserve and maintain the subsistence and validity of the intellectual property necessary for its business;
- (b) use reasonable endeavours to prevent any infringement in any material respect of its intellectual property;
- (c) make registrations and pay all registration fees and taxes necessary to maintain its intellectual property in full force and effect and record its interest in that intellectual property;
- (d) not use or permit its intellectual property to be used in a way or take any step or omit to take any step in respect of that intellectual property which may materially and adversely affect its existence or value or imperil the right of the Company or the relevant Obligor to use such intellectual property; and
- (e) not discontinue the use of the intellectual property otherwise than in the ordinary course of business.

3.14 Security

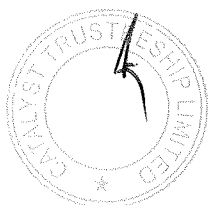
Each Obligor shall make out a good and marketable title to the relevant Secured Assets in favour of the Trustee to the satisfaction of the Trustee and comply with all such formalities as may be necessary or required for the said purpose within the relevant time periods as stipulated in this Deed.

3.15 Negative Lien

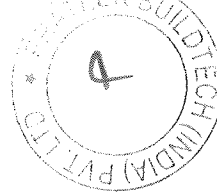
No Obligor shall create or permit to subsist any Security Interest (other than the Permitted Security Interest) over any of its assets (including without limitation, the relevant Secured Assets), other than on any assets in relation to the Project (Phase III), subject to the aggregate liability of the Company in any event not exceeding Rs. 200,00,00,000 (Rupees Two Hundred Crores) (including any Permitted Financial Indebtedness incurred or availed by the Company in relation to the Project (Phase III)).

3.16 Inspection and audit

- (a) Each Obligor shall allow the authorised representatives, employees or nominees of the Trustee, including any auditor, legal counsel, consultants or technically qualified person, to:
- (i) visit and inspect any plants, installations, sites, works, buildings, properties, equipment or assets;
- (ii) to conduct concurrent audit on the Company or any Obligor;



B



P

- (iii) examine the records, documents and books of accounts of the Company or any Obligor showing the expenditure incurred, utilisation of the Subscription Amounts, the operations and financial condition of the Company or any Obligor;
 - (iv) discuss the affairs, finances and accounts of the Company or any Obligor with its officers; and
 - (v) avail of all facilities which shall be provided by the Company and the Obligors to enable such persons to report thereon and take a copy/photocopy of any of such books, records and documents of the Obligors.
- (b) All reasonable costs and expenses of inspection, including travelling and all other expenses, shall be payable by the Company to the Trustee, as applicable.

3.17 Positive Net Worth

Each Obligor shall, at all times, maintain a positive net worth.

3.18 Payment of Statutory Dues

Each Obligor shall, promptly on demand, furnish to the Trustee, with a statement of outstanding statutory liabilities (such as income tax payments, payment of provident fund, additional emoluments, compulsory deposits, gratuity, etc.) as and when demanded by the Trustee, in reasonable detail signed by its director. Such statement shall also contain the reasons for increase, if any, of such liabilities from the liabilities appearing in the previous statement delivered to the Trustee.

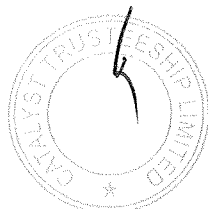
3.19 Other undertakings

Without the prior written consent of the Trustee, no Obligor shall:

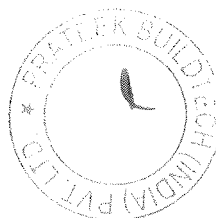
- (a) extend any loans, inter corporate deposit or any other kind of finance or capital contribution to any person;
- (b) permit or cause to be done any act or thing whereby payment of the Debt may be hindered or delayed;
- (c) to do any act or indulge in any activities or make any omissions or commissions which may harm or likely to harm or likely to cause damage to the society, nation or to general public; or
- (d) resort to child labour employment / practices.

3.20 Subordination

The Company shall ensure that, at all times, any Financial Indebtedness of the Company towards any



B



A

of its shareholders, Affiliates and Associates shall be subordinated to the Debentures.

3.21 Restricted payments

No Obligor shall:

- (a) declare, pay or make any dividend or other payment or distribution of any kind (whether in cash, securities, property or other assets) on or in respect of any class of its shares;
- (b) reduce, return, purchase, repay, cancel or redeem any of its share capital or equity linked securities; or
- (c) repay, prepay, or pay any interest or premium on, any Financial Indebtedness which is subordinated to the Debentures.

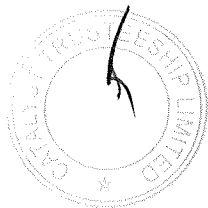
3.22 Acquisitions and Investments

No Obligor shall:

- (a) enter into any agreement or scheme of amalgamation, merger, demerger, asset transfer, business transfer or slump sale, or undertake any corporate reorganisation;
- (b) acquire all or part of the business, assets or undertaking of any other person (or, in each case, any interest in any of them);
- (c) establish or acquire any company;
- (d) acquire any shares, partnership interests or other equity interests; or
- (e) invest in any other person.

3.23 Anti-Bribery and Corruption Law

- (a) No Obligor shall (and the Obligors shall ensure that no other member of the Group will) directly or indirectly use the proceeds of the Debentures for any purpose which would breach the Anti-Bribery and Corruption Laws.
- (b) Each Obligor shall (and the Obligors shall ensure that each other member of the Group will):
 - (i) conduct its businesses in compliance with applicable Anti-Bribery and Corruption Laws; and
 - (ii) maintain systems, controls, policies and procedures designed to promote and achieve compliance with such Anti-Bribery and Corruption Laws;
- (c) Each Obligor shall not, and shall ensure that none of its Subsidiaries shall directly or indirectly use the transaction proceeds for any purpose that would breach any Anti-Bribery and Corruption



Laws.

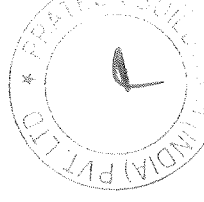
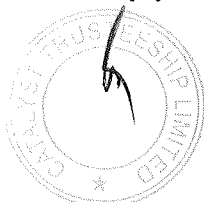
- (d) No Obligor will (and the Obligors shall ensure that no other member of the Group will), directly or indirectly, authorize, offer, promise, or make payments of anything of value, including but not limited to cash, cheques, wire transfers, tangible and intangible gifts, favours, services, and those entertainment and travel expenses that go beyond what is reasonable and customary and of modest value to: (i) an executive, official, employee or agent of a governmental department, agency or instrumentality, (ii) a director, officer, employee or agent of a wholly or partially government-owned or controlled company or business, (iii) a political party or official thereof, or candidate for political office, (iv) a foreign public official, or (v) any other person; while knowing or having a reasonable belief that all or some portion will be used for the purpose of: (A) influencing any act, decision or failure to act by any such person in his or her official capacity, (B) inducing any such person to use his or her influence with a government or instrumentality to affect any act or decision of such government or entity, or (C) securing an unlawful advantage; in order to obtain, retain or direct business.

3.24 Restricted Parties

- (a) The Company shall not and shall ensure that each Obligor shall not, permit or authorise any other person to, directly or indirectly, use, lend, make payments of, contribute or otherwise make available, all or any part of the proceeds of the Debentures or other transactions contemplated by this Deed to fund any trade, business or other activities:
- (i) involving or for the benefit of any Restricted Party, or
 - (ii) in any other manner that would reasonably be expected to result in any Obligor or any Secured Party being in breach of any Sanctions (if and to the extent applicable to either of them) or becoming a Restricted Party.
- (b) Without prejudice to paragraph (a) above, the Company shall (and the Company shall ensure that each member of the Group shall) ensure no funds or assets used to repay the Debt shall constitute property of, or shall be beneficially owned directly or indirectly by, any Restricted Party and no Restricted Party shall have any direct or indirect interest in any Obligor that would constitute a violation of any Sanctions.

3.25 US regulation

- (a) The Company shall not (and shall ensure that no member of the Group will), directly or indirectly, engage in any transaction that violates any of the applicable prohibitions set forth in any Sanctions or fund any payment under the Transaction Documents out of proceeds derived from transactions that violate the prohibitions set forth in any Sanctions.
- (b) None of the funds or assets of any member of the Group that are used to repay the Debt shall constitute property of, or shall be beneficially owned directly or indirectly by, any Restricted Party.
- (c) The Company shall not, directly or indirectly, use all or any part of the proceeds of the Debentures, or lend, make payments, contribute or otherwise make available all or part of such



proceeds of the Debentures or any transaction contemplated by the Transaction Documents (or permit or authorise any of the foregoing activities) to any subsidiary, joint venture partner or other person, to fund any trade, activities or business involving or for the benefit of any Restricted Party or in any other manner that could result in a violation of Sanctions by any member of the Group or Secured Party or any member of the Group or Secured Party becoming a Restricted Party.

- (d) None of the funds or assets of the Company that are used to repay the Debt shall constitute property of, or shall be beneficially owned directly or indirectly by, any Restricted Party and no Restricted Party shall have any direct or indirect interest in the Company that would constitute a violation of any Sanctions.
- (e) The Company shall not (and shall ensure that no member of the Group will) fund all or part of any payment under this Deed or any other Transaction Document out of proceeds derived from transactions that violate the prohibitions set forth in any Sanctions.
- (f) The Company shall not, and shall ensure that no other member of the Group will, whether by act or omission, become subject to Anti-Bribery Laws and Anti-Corruption Laws or allow any Restricted Party to have any direct or indirect interest of any nature whatsoever in any member of the Group.

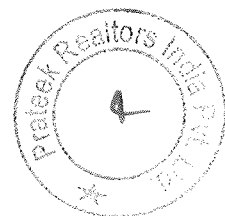
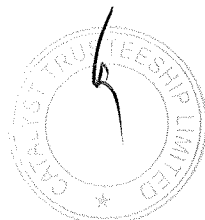
3.26 Accounts

- (a) The Company shall, on or prior to the Deemed Date of Allotment, open the relevant Accounts with the Account Bank and create DSR Fixed Deposit(s) with the Account Bank.
- (b) The Company shall ensure that all Receivables shall be deposited in the relevant Account as per the Accounts Agreement 2 and that such Accounts are operated in accordance with the Transaction Documents.
- (c) The Company shall ensure that the DSR Fixed Deposit(s) shall be maintained and operated in accordance with the Transaction Documents.

3.27 Shareholding

The Obligors shall ensure that, at all times:

- (a) The Sponsor and Promoter 1, continue to jointly hold, directly or indirectly, legally and beneficially own at least 100% (one hundred per cent) of the fully paid up equity share capital and voting rights of the Company (on a fully diluted basis).
- (b) the Sponsor continues to Control the Company;
- (c) the Promoters and Ms. Kalpana Tiwari continue to jointly hold, directly or indirectly, legally and beneficially own at least 100% (one hundred per cent) of the fully paid-up equity share capital and voting rights of the Sponsor (on a fully diluted basis); and
- (d) the Promoter 1 and/or Ms. Kalpana Tiwari cease(s) to control Prateek Infratech India Private



Limited.

3.28 Financial Indebtedness

No Obligor shall incur or permit to subset any Financial Indebtedness other than the Permitted Financial Indebtedness without the prior written consent of the Trustee.

3.29 Debenture Redemption Reserve and Recovery Expense Fund

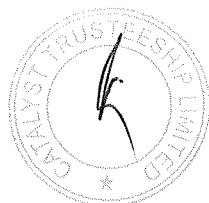
- (a) The Company agrees and undertakes to create a debenture redemption reserve and recovery expense fund ("**Recovery Expense Fund**"), if required, in accordance with the Companies Act and in accordance with any guidelines issued by SEBI.
- (b) If a debenture redemption reserve is created, the Company shall immediately submit to the Trustee a certificate duly certified by the statutory auditor of the Company.
- (c) The Trustee shall, after obtaining consent of the Debenture Holders for enforcement in the manner set out in the Transaction Documents, inform the Stock Exchange seeking release of the Recovery Expense Fund. After the Final Settlement Date, the balance in the Recovery Expense Fund shall be refunded to the Company. The Trustee shall satisfy itself that there is no 'default' on any other listed debt securities of the Company before issuing a no objection certificate for refund of the Recovery Expense Fund.

3.30 Credit Rating

- (a) The Company shall provide all information and extend all necessary cooperation to the Rating Agency appointed by the Trustee for the purpose of rating of the Debentures and renewal of the rating for the Debentures and the Company shall comply with all the terms and conditions of the credit rating letter issued by such Rating Agency.
- (b) The Company shall ensure that the Debentures are rated by an accredited Rating Agency to the satisfaction of the Trustee on an annual basis or as may be required by the Trustee. The credit rating awarded by the relevant Rating Agency shall be forthwith communicated to the Trustee by the Company and/or by the Rating Agency.

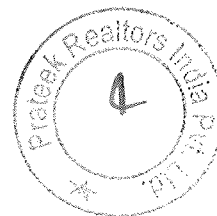
3.31 Payment Instructions

- (a) The Company shall, in respect of any agreement, memorandum of understanding, letter of intent, letter of allotment and/or any document, arrangement or understanding, whether oral or written, relating to and/or concerned with the Receivables, on and after the date of this Deed (each a "**Company Receivables Document**"):
 - (i) for existing Company Receivables Documents executed prior to the date of this Deed, issue a letter (in form and substance satisfactory to the Trustee) stating that all payments to be made by any person in relation to the Company Receivables Document shall be made in accordance with the payment instructions (the "**Company Payment**



100

B



D

Instruction”) set out such letter; and

- (ii) for Company Receivables Documents executed on or after the date of this Deed, include the Company Payment Instruction in the Company Receivables Document.
- (b) The Company Payment Instructions shall unconditionally specify that all the Receivables are deposited only in the relevant Account as per the Accounts Agreement.
- (c) The Company shall not do or permit to be done any act (including, without limitation, giving any instructions to any person) that is or would be contrary to such Company Payment Instruction (including the manner and method of payment as set out in such Company Payment Instruction), without the prior written consent of the Trustee.
- (d) The Company shall, till the Final Settlement Date,
 - (i) submit, as soon as the same is available, and in any event by end of each Financial Quarter or such other period as may be agreed by the Trustee with the Company a certificate signed by a Director of the Company; and
 - (ii) procure that, an independent practicing chartered accountant submits, as soon as the same is available, and in any event by end of each Financial Year or such other period as may be agreed by Trustee with the Company, a certificate,

in each case setting out all amounts received under the Company Receivables Documents.

3.32 Project Documents

The Obligors shall ensure that, without the prior written consent of the Trustee:

- (a) no material term of any Project Document is amendment, varied, modified or supplemented; and
- (b) the Company shall not enter into any settlement or compromise in relation to any disputes or legal proceedings in relation to any Project Document or allow any set-off or waive any amount payable by any person to it under any Project Document.

3.33 Change in name or registered office

No Obligor shall change its name or registered office address without the prior written consent of the Trustee.

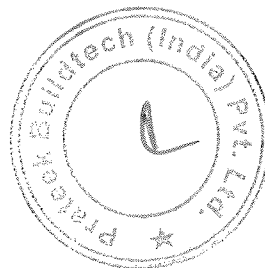
3.34 Planning Permissions

The Company shall:

- (a) obtain all Planning Permissions required in connection with the Projects and the Mortgaged



Handwritten initials 'H' and 'A'.



Property; and

- (b) comply with the terms of all Planning Permissions required in connection with the Projects and the Mortgaged Property.

3.35 **Insolvency**

No Obligor shall:

- (a) pass any resolution, take any other action in relation to or suffer any voluntary winding-up, voluntary liquidation, insolvency, insolvency resolution or any analogues proceedings;
- (b) make any reference to the board of industrial or financial reconstruction or do any act, deed, or thing which may restrict the enforcement of agreement/contract against it;
- (c) make any reference to National Company Law Tribunal under IBC or under the Stressed Assets Framework or any guidelines issued or framework set up by the RBI in relation to resolution of stressed assets; and
- (d) without the prior written consent of the Trustee (acting on Approved Instructions). In this regard, the Company shall, and it shall procure that each other Obligor shall provide a prior written notice of 10 (ten) Business Days to the Trustee prior to initiating any such action.

3.36 **Project Financial Covenants**

The Project (Phase I) and the Project (Phase II) shall cumulatively achieve quarterly targets for collections received from sale land/ units, as more particularly set out in Schedule 16 (*Project Financial Covenant*) hereto ("**Project Financial Covenants**").

The Company hereby agrees that the surplus Receivable, if any, shall only be utilized to repay the Debt in accordance with the terms of the Transaction Documents.

3.37 **Compliance with the terms of the Transaction Documents**

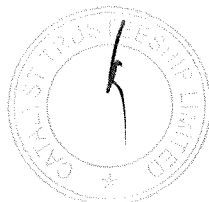
The Company shall comply and shall procure that each Obligor shall comply with all the provisions of the Disclosure Documents and the other Transaction Documents.

3.38 **Related Party Transactions**

No Obligor shall not enter into any related party transactions, except with the prior written consent of the Trustee.

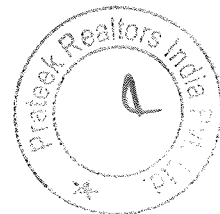
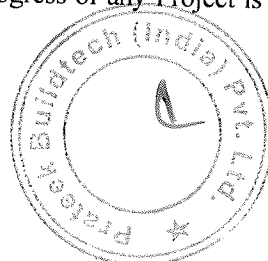
3.39 **Shortfall**

- (a) The Promoters and other Obligors agree and undertake to infuse funds by way of Sponsor Contribution with the prior written consent of the Trustee if (i) there is an increase in the Project Cost in excess of 5% (five percent) of the Project Cost; (ii) there is any mismatch in the cash flows for repayment of the Debt; or (iii) progress of any Project is adversely impacted due to lack of funds ("**Shortfall Amount**").



Handwritten initials 'H' and 'A'.

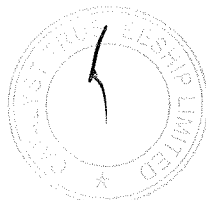
102



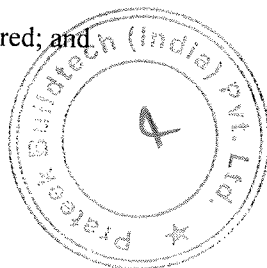
- (b) Any securities issued for bringing in the Sponsor Contribution shall be subordinated to the Debentures in accordance with the Subordination Deed and shall be pledged in favour of the Trustee (for the benefit of the Secured Parties) pursuant to a share pledge agreement. No Shortfall Amount shall be required to be infused under sub-clause (a) above if at the time of any event mentioned in sub-clause (a) above (i) there is no breach in the Security Cover Ratio; (ii) adequate cash is available in the relevant Account for the Projects for execution of Business Plan; and (iii) there is no Event of Default.
- (c) Unless otherwise stated under this Deed, the Obligors agree and undertake to infuse funds by way of Subordinated Indebtedness in the relevant Obligor to meet shortfall of any payments due to the Debenture Holders under the terms of the Transaction Documents.
- (d) The Company and the other Obligors shall ensure that, at all times, any Sponsor Contribution, shall be fully subordinated to the Debentures, and the Company and the other Obligors shall not pay/ repay any amounts (including but not limited to the principal) due in respect of such Sponsor Contribution until the Final Settlement Date.

3.40 Project

- (a) The Company shall disclose on its pamphlets, brochures and other promotional materials and/or display on a notice board at the site of the Projects that are being financed by the Secured Parties. The Secured Parties shall have full authority to ensure that such disclosure is made by the Company to the satisfaction of the Secured Parties.
- (b) The Company shall ensure that the RERA registration certificate of each Project and the layout plan in respect of the Project Land remain valid and in full force till the Final Settlement Date.
- (c) The Company shall not modify/ change the Project Cost without the prior written permission of the Trustee.
- (d) The minimum rate as per the sale price set out in the registered agreement for sale (which for the sake of clarification excludes maintenance deposits, stamp duty and GST) ("**Sale Rates**") to be charged by the Company in relation to sale of units in the Project (Phase I) and the Project (Phase II) shall be Rs. 6,850 (Rupees Six Thousand Eight Hundred and Fifty) per square foot ("**Minimum Sale Price**").
- (e) Sale of Units in Project:
 - (i) The Company shall ensure that it makes a written request for a no-objection certificate to the Trustee for the sale of units in the Project (Phase I) and/or the Project (Phase II), and the Trustee (acting on Approved Instructions) may issue the no-objection certificate in a format as may be mutually agreed between the Company and the Trustee (acting on Approved Instructions) subject to following conditions:
 - (1) that Security Cover Ratio in terms of paragraph 2.6 (*Calculation of Security Cover*) of the Schedule 8 (*Security Mechanism*) is maintained at all times;
 - (2) No Event of Default has occurred; and



[Handwritten mark]



[Handwritten mark]

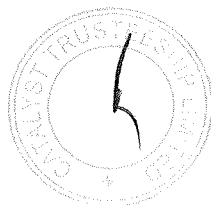
- (3) the proceeds of sale have been deposited into the relevant Account as per the Accounts Agreement.

3.41 **ESG Considerations**

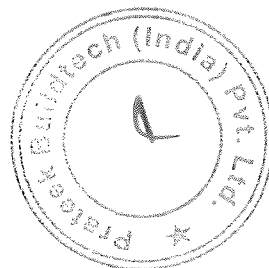
The Company shall comply, with the requirements of the Debenture Holders' environmental, social and governance considerations as set out in Schedule 17 (*ESG Considerations*) of this Deed ("**ESG Considerations**"). Notwithstanding any other provision of this Deed, the ESG Considerations may be amended only with the prior written consent of the Trustee (acting on the instructions of Debenture Holders).

3.42 **Other Covenants and Undertakings**

- (a) The Company shall ensure that the balance amounts outstanding under the AIF Debentures after its part-redemption to the extent specified in Clause 2.7(a) (*Purpose*) ("**Balance AIF Debt**") shall not be repaid/redcedmed by the Company until the Final Settlement Date.
- (b) The Balance AIF Debt may be repaid / purchased by the Company from other cash flows which do not form part of the Secured Assets, subject to: (i) compliance with the Financial Covenants, (ii) rights of the Secured Parties under this Deed or the other Transaction Documents not being adversely affected, and (iii) no Event of Default has occurred.



R



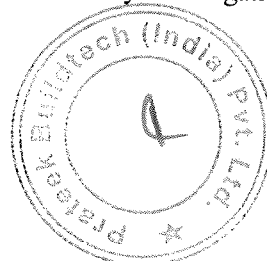
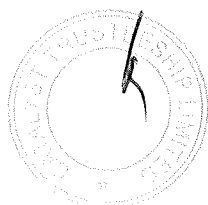
SCHEDULE 4: REPRESENTATIONS AND WARRANTIES

1. Status

- 1.1 The Company is a private company.
- 1.2 The Company and each Obligor (other than the Promoters) is a body corporate duly incorporated and validly existing under the laws of its jurisdiction.
- 1.3 The Company and each Obligor has the power to own its assets and carry on its business as it is being conducted.
- 1.4 The Company and each other Obligor is acting as principal for its own account and not as agent or trustee in any capacity on behalf of any party in relation to each Transaction Document to which it is a party.
- 1.5 The Company is an 'eligible issuer', as construed under Regulation 5(1) of the Securities and Exchange Board of India (Issue and Listing of Non – Convertible Securities) Regulations, 2021.
- 1.6 Each of the Promoters:
- (a) is competent to contract within the meaning of the Indian Contract Act, 1872 and that there is no impediment to his/her capacity to enter into contracts;
 - (b) is a citizen and resident of India, and hold an Indian passport; and
 - (c) is solvent under Applicable Laws.

2. Compliance with Law

- 2.1 The Company and each other Obligor is compliant with all Applicable Laws.
- 2.2 The issuance of Debentures is compliant with Applicable Laws (including, the Companies Act and the Debenture Regulations).
- 2.3 The Company and each Obligor has not (and none of its Subsidiaries have) breached any Anti-Money Laundering Laws and Anti-Terrorism Financing Laws.
- 2.4 No Obligor has violated any Applicable Law (including RERA) that will adversely affect the issuance of the Debentures or its obligations under the Transaction Documents.
- 2.5 There are no outstanding non-compliances by any Obligor in respect of the statutory or regulatory filings or payments in relation thereto required to be made by such Obligor under the Companies Act or any other Applicable Law.
- 2.6 Neither the Company nor any other Obligor is under any investigation by the RBI and/or by the



Directorate of Enforcement in India and/or any other Governmental Authority.

3. **Binding Obligations**

The obligations expressed to be assumed by each Obligor in each Transaction Document (to which it is a party) are its legal, valid, binding and enforceable obligations.

4. **Non-conflict with Other Obligations**

The entry into and performance by each Obligor, and the transactions contemplated by, the Transaction Documents to which it is a party do not and shall not conflict with:

- (a) any law or regulation applicable to it;
- (b) its constitutional documents;
- (c) any agreement or instrument binding upon it or any of its assets (including without limitation the Secured Assets).

5. **Power and Authority**

- (a) Each Obligor has the power to enter into, perform and deliver, and has taken all necessary action to authorise its entry into, performance and delivery of, the Transaction Documents to which it is a party and the transactions contemplated by those Transaction Documents.
- (b) No limit (whether under Applicable Law or under any contract or agreement binding on any Obligor, including without limitation under any document executed in respect of any Financial Indebtedness incurred/to be incurred by any Obligor) on the powers of each Obligor will be exceeded as a result of the grant of its respective Security or giving of guarantee or indemnities contemplated by their respective Transaction Documents.

6. **Validity and Admissibility in Evidence**

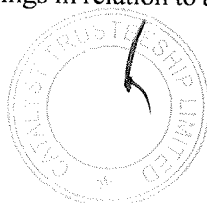
All Authorisations required or desirable:

- (a) to enable each Obligor to lawfully to enter into, exercise its rights and comply with its obligations in the Transaction Documents to which it is a party;
- (b) to make the Transaction Documents to which any Obligor is a party admissible in evidence in its jurisdiction of incorporation; and
- (c) for each Obligor to carry on its business,

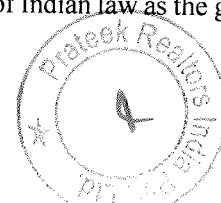
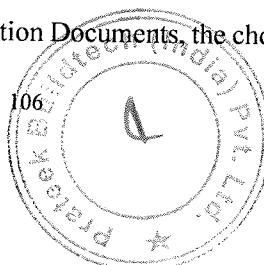
have been obtained or effected and are in full force and effect.

7. **Governing Law and Enforcement**

In any proceedings in relation to any Transaction Documents, the choice of Indian law as the governing



R



law of the Transaction Documents and any judgment obtained in India will be recognized and enforced in the jurisdiction of incorporation of the relevant Obligor.

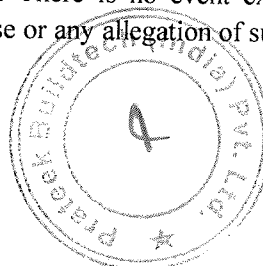
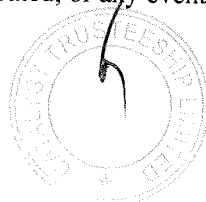
8. No Filing or Stamp Taxes

Under Applicable Law it is not necessary that the Transaction Documents be filed, recorded or enrolled with any court or other authority in that jurisdiction or that any stamp, registration or similar tax be paid, on or in relation to, the Transaction Documents or the transactions contemplated by the Transaction Documents in any jurisdiction, except:

- (a) filing of the relevant Transaction Documents with the Registrar of Companies, SEBI and the Stock Exchange;
- (b) filing of Form CHG-9 and/or Form CHG-1, as the case may be, with the relevant Registrar of Companies, in relation to the Security Interest created under the Deed of Hypothecation and the Mortgage Documents;
- (c) registration of the Memorandum of Entry with the relevant Sub- registrar of Assurance;
- (d) the filing of the Disclosure Documents with the relevant Stock Exchange and SEBI;
- (e) filing of PAS 3 with the Registrar of Company prior to utilisation of Subscription Amounts;
- (f) filing of the relevant board resolution and the shareholders resolution with the Registrar of Companies in form MGT 14 prior to issuance of the Disclosure Documents;
- (g) notarisation of any powers of attorney issued in relation to any Transaction Document, the Declaration of Mortgage;
- (h) filing with the CERSAI in relation to the Security Interest recorded/created under the Deed of Hypothecation and the Mortgage Documents; and
- (i) the stamp duty payable in India on an executed original and counterpart of a Transaction Document prior to the execution of Transaction Document (in original and counterpart) by any party to the relevant Transaction Document in India.

9. Authorisations

- 9.1 Except for the Final Listing Approval, no consent is required from any person or any Governmental Authority for the issue of Debentures or for consummating the transactions contemplated under the Transaction Documents.
- 9.2 Each Obligor has obtained all Authorisations that are required for carrying out its business activities pursuant to Applicable Law.
- 9.3 There has been no breach and no notice has been received of any breach, of any of the conditions of any of the Authorisations obtained by any Obligor. There is no event existing, outstanding or to its knowledge, anticipated, or any event likely to arise or any allegation of such a thing, which is likely to



give rise to any revocation, suspension, variation, cancellation, termination or rejection of such Authorisation.

10. **Environmental Laws and Licences**

Each Obligor has:

- (a) complied with all material Environmental Laws to which it may be subject;
- (b) obtained all material Environmental Licences required or desirable in connection with its business; and
- (c) complied with the terms of those material Environmental Licences.

11. **Environmental Releases**

No:

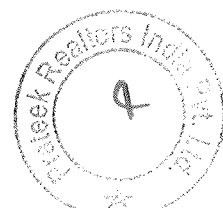
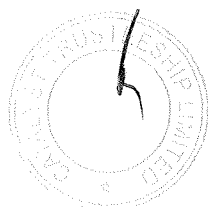
- (a) Hazardous Substance is used (in any manner whatsoever) by any Obligor;
- (b) property currently or previously owned, leased, occupied or controlled by any Obligor (including any offsite waste management or disposal location utilised by such Obligor) is contaminated with any Hazardous Substance; and
- (c) discharge, release, leaching, migration or escape of any Hazardous Substance into the Environment has occurred or is occurring on, onto, under or from that property.

12. **No Default**

- 12.1 No Default has occurred or is continuing or might reasonably be expected to result from issuance of Debentures.
- 12.2 No other event or circumstance is outstanding which constitutes a default under any other agreement or instrument which is binding on it or to which its assets are subject.
- 12.3 No statutory dues are pending in relation to the Secured Assets or any Obligor.

13. **No Misleading Information**

- 13.1 All information supplied by the Company or any Obligor and on their behalf, is true, complete and accurate in all respects as at the date it was given and was not misleading in any respect.
- 13.2 Any financial projections provided by or on behalf of any Obligor in connection with the issue of the Debentures or any Transaction Document were prepared on the basis of recent historical information and on the basis of reasonable assumptions.
- 13.3 Nothing has occurred or been omitted from the information provided by any Obligor or on behalf of any Obligor and no information has been given or withheld that results in such information being untrue



or misleading in any respect or which may adversely impact the decision of any Debenture Holder to subscribe to or purchase the Debentures.

14. Financial Statements

- 14.1 Each Obligor's audited most recent financial statements delivered to the Trustee (a) have been prepared in accordance with applicable GAAP, consistently applied; and (b) give a true and fair view of its financial condition (consolidated, if applicable) as at the date to which they were drawn up, except, in each case, as disclosed to the contrary in those financial statements.
- 14.2 Nothing has occurred or been omitted from the information so provided and no information has been given or withheld that results in the information provided by or on behalf of the Company being untrue or misleading in any material respect.
- 14.3 There has been no Material Adverse Effect to its business or financial condition since March 31, 2023.

15. Financial Indebtedness

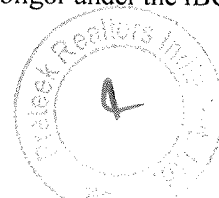
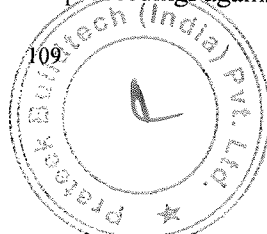
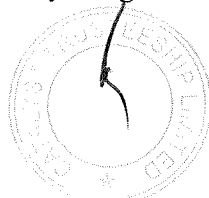
- 15.1 The total Financial Indebtedness of each Obligor from whatsoever source does not exceed any limitation on its borrowings contained in the articles of association, or in any resolution of its board of directors or shareholders, or in any deed or document binding on such Obligor.
- 15.2 No event or circumstance has occurred which is or, with the giving of notice or lapse of time, determination of materiality or satisfaction of any other condition, would become an event of default under or a breach of any terms of any Financial Indebtedness of any Obligor or would entitle any Person to require the payment or repayment of any Financial Indebtedness before its normal or originally stated maturity or which is or shall be such as to terminate, cancel or render incapable of exercise any entitlement to draw money or other rights of such Obligor under an agreement related to any Financial Indebtedness.
- 15.3 Except for Existing Facilities, the Company has not incurred any Financial Indebtedness and/or created any security in relation to any Financial Indebtedness.

16. Pari Passu Ranking

Each Obligor's payment obligations payable under the Transaction Documents to which it is a party rank at least *pari passu* with the claims of all its other unsecured and unsubordinated creditors, except for obligations mandatorily preferred by law applying to companies generally.

17. Insolvency

- 17.1 No action, legal proceeding or other procedure or step described in paragraph 8 (*Insolvency Proceedings*) or paragraph 9 (*Creditors' Process*) of Schedule 7 (*Events of Default*) has been taken or is currently pending or threatened in relation to any Obligor and none of the circumstances described in paragraph 7 (*Insolvency*) of Schedule 7 (*Events of Default*) applies to them.
- 17.2 No notice or application has been filed by any person to any Governmental Authority for taking over the management of any Obligor and/or to initiate proceedings against any Obligor under the IBC or any



other analogous law.

18. No Proceedings Pending or Threatened

18.1 No litigations, arbitrations or administrative, regulatory or criminal proceedings or investigations of or before any court, arbitral body or agency have been started or threatened against it, any Obligor or any of their Subsidiaries, other than as disclosed to the Trustee on or before this Deed and set out in **Schedule 21 (Litigation)**.

18.2 No Obligor has received any notice or other communication (official or otherwise) from any Governmental Authority which may result in the suspension, cancellation, modification or revocation of any Authorisation or Planning Permission.

19. No Immunity

19.1 Each Obligor is subject to civil and commercial law with respect to its obligations under this Deed and the other Transaction Documents.

19.2 The entry into and performance of this Deed and the other Transaction Documents by each Obligor constitute private and commercial acts.

19.3 Neither any Obligor nor any of its assets enjoy any right of immunity from set-off, suit or execution in respect of its obligations under this Deed and the other Transaction Documents.

19.4 Each Obligor agrees that no immunity (if acquired) shall be claimed by it or on its assets in any proceedings in relation to its obligations under this Deed and the other Transaction Documents and shall waive any such right of immunity which it or its assets have or may acquire.

20. No Material Adverse Effect

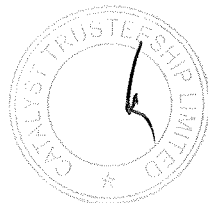
No event which has a Material Adverse Effect has occurred or is subsisting or is likely to occur of which it has knowledge since the date of this Deed.

21. Tax Liabilities

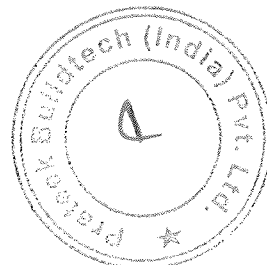
The Company and the other Obligors have complied with all Tax laws in all jurisdictions in which it is subject to Tax and has paid all Taxes due and payable by it unless contested in good faith and adequate reserves have been set aside in respect thereof. No material claims which would adversely affect its obligations herein are being asserted against it with respect to any Taxes.

22. Insurance

The Company and other relevant Obligors have insured the Secured Assets (where insurable in nature) and other assets with financially sound and reputable insurers against such risks and in such amounts as



Handwritten initials 'R' and 'H'.



are normally maintained by persons carrying on the same or a similar class of business.

23. Ownership of Assets

The Company and each relevant Obligor has good, valid, clear and marketable title to all or substantially all its assets, including, without limitation, the Secured Assets, free from any restriction or onerous covenants. The Secured Assets are free from any Security Interest except Permitted Security Interest.

24. Security creation

24.1 The Security Documents when executed, delivered and registered (if applicable) and when appropriate forms are filed as required under Applicable Law, shall create the Security Interest expressed to be created thereby over the assets referred to therein and such assets are not subject to any prior Security (other than the Permitted Security Interest).

24.2 The claims of the Secured Parties in respect of the Security created under the Security Documents shall rank in the order of priority stipulated in the Security Documents.

24.3 Each relevant Obligor is the sole legal and beneficial owner of and has good, clear and marketable title to, and has all rights, title and interests in the Secured Assets, and, has not created any Security Interest on the Secured Assets in favour of any person other than the Secured Party nor does it have any obligation to create any Security Interest on such Secured Assets.

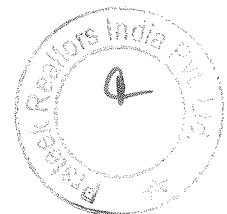
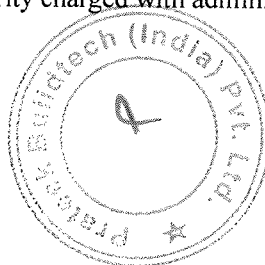
24.4 No Authorisation, consent, waiver, approval or permission of any person or Governmental Authority is required to create or enforce the Security Interest contemplated under the Security Documents.

24.5 No consents, waivers, approvals, permissions and Authorisations from any Governmental Authority, lenders and other third parties is required by the Company or any other Obligor in connection with, or in relation to, (a) the execution and delivery of the Transaction Documents, (b) creation and perfection of Security Interest pursuant to the Security Documents, (c) the consummation of the transactions/obligations contemplated therein, (d) enforcement of the Security Interest created under the Security Documents, and (e) transfer the assets subject to the pledge to any person in accordance with the relevant Security Documents.

25. Planning Laws and Permissions

The Company shall have:

- (a) complied with all Planning Laws to which it may be subject;
- (b) all Planning Permissions and other Authorisations required in connection with the Mortgaged Property (which are in full force and effect) and has complied with the terms of those Planning Permissions and Authorisations; and
- (c) complied with the terms of any agreement entered into with, or undertakings given to, any planning authority or other public body or authority charged with administering Planning Law.



26. **Valuation Report**

- (a) All information provided by or on behalf of the Company for the purposes of preparing the valuation reports was true and accurate in all material respects as at the date it was provided or as at the date (if any) at which it is stated.
- (b) The information referred to in sub-paragraph (a) above does not omit anything which may adversely affect any valuation.
- (c) Nothing has occurred since the date the information referred to in sub-paragraph (a) above was provided in relation to the most recent valuation that may adversely affect any valuation.

27. **Title Search Reports**

- (a) All information provided by or on behalf of the Company for the purposes of the title search reports prepared in relation to the Mortgaged Property was true and accurate in all material respects as at the date it was provided or as at the date (if any) at which it is stated.
- (b) The information referred to in sub-paragraph (a) above does not omit anything which results in that information being untrue or misleading in any material respect.
- (c) Nothing has occurred since the date the information referred to in sub-paragraph (a) above was provided that results in that information being untrue or misleading in any material respect.

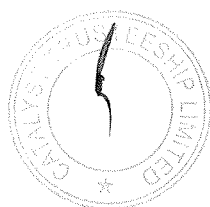
28. **Non-Banking Finance Company**

Neither the Company nor any other Obligor is a core investment company or a non-banking financial company registered with the RBI and neither of them is required to be registered as non-banking financial company or a core investment company with the RBI.

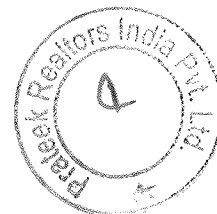
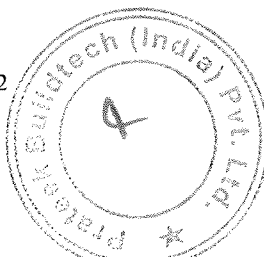
29. **Restricted Party**

29.1 No Obligor, nor any of its Subsidiaries nor any joint ventures of any of them, nor to the best of the knowledge of the Company (after making due and careful enquiry) any member of the Group, nor any of their respective directors, officers or employees nor, any person acting on any of their behalf:

- (a) is a Restricted Party;
- (b) is engaging, directly or indirectly, in any transaction or conduct that would reasonably be expected to result in it or any of its Affiliates becoming a Restricted Party, or which evades or avoids, or is intended for the purpose of evading or avoiding, any prohibitions or restrictions set forth in any Sanctions;
- (c) is in violation of Sanctions;
- (d) has received notice of or is aware of any claim, action, suit, proceeding or investigation against it with respect to Sanctions by any Sanctions Authority;



112
R
H

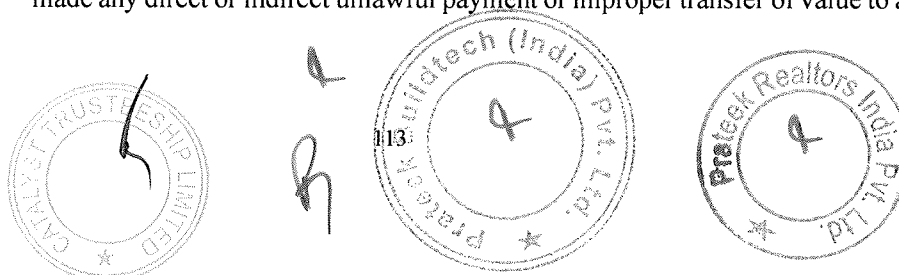


- (e) has received funds or other property from a Restricted Party or conducted any activities, directly or indirectly, with or for the benefit of a Restricted Party; or
- (f) has dealt or engaged in, or deals or engages in, directly or indirectly, any transaction or activities relating to any property or interest in property subject to any Sanctions.

29.2 No member of the Group or any director or officer of a member of the Group, is currently subject to any US sanctions administered by OFAC or pursuant to the U.S. Iran Sanctions Act of 1996 and the U.S. Comprehensive Iran Sanctions, Accountability, and Divestment Act of 2010, or any equivalent sanctions or measures imposed by the United Nations Security Council, the European Union or any other relevant governmental entity or Sanctions Authority, and no member of the Group will directly or indirectly use the proceeds of the Debentures, or lend, contribute or otherwise make available such proceeds to any subsidiary, joint venture partner or other person or entity, for the purpose of financing the activities of any person currently subject to any US sanctions administered by OFAC or pursuant to ISA and CISADA, or any equivalent sanctions or measures imposed by the United Nations, the European Union or any other relevant governmental entity, that could result in a violation of Sanctions by any member of the Group or a Secured Party.

30. **Anti-Bribery and Corruption Laws**

- (a) Each member of the Group has conducted its businesses in compliance with applicable Anti-Bribery and Corruption Laws and has instituted and maintained systems, controls, policies and procedures designed to:
 - (i) detect incidences of bribery and corruption; and
 - (ii) promote and achieve compliance with the Anti-Bribery and Corruption Laws.
- (b) No member of the Group, nor any of their Subsidiaries nor, to the knowledge of any member of the Group, its directors, officers, agents or representatives, have, for the purpose of gaining or maintaining unlawful or improper benefits for the Group:
 - (i) directly or indirectly, made, offered to make, promised to make or authorized the payment or giving of, anything of value to any person, while knowing that all or a portion of such money or thing of value will be offered, given or promised, directly or indirectly, to a person to influence that person in his or her official capacity, induce that person to do or omit an act in violation of his or her lawful duty, or to secure any improper advantage in order to assist in obtaining or retaining business for or with, or directing business to, any person that may or may not constitute an "unlawful payment" or "improper transfer of value" within the meaning of, and is not in any other way in violation of the Anti-Bribery and Corruption Laws;
 - (ii) directly or indirectly used any corporate funds for any unlawful contribution, gift, entertainment or other unlawful expense relating to political office or activity;
 - (iii) made any direct or indirect unlawful payment or improper transfer of value to any public



official or any company employee from corporate funds;

- (iv) received directly or indirectly any bribe, rebate, payoff, influence payment, kickback or other unlawful payment or improper transfer of value prohibited under any Anti-Bribery and Corruption Laws;
- (v) been (as far as the Obligor are aware) or is subject to any litigation, arbitration or administrative, regulatory or criminal proceedings or investigation with regard to any actual or alleged unlawful payment, improper transfer of value or other violation of any Anti-Bribery and Corruption Laws;
- (vi) directly or indirectly, violated applicable Anti-Bribery and Corruption Laws or made, undertaken, offered to make, promised to make or authorized the payment or giving of a prohibited payment;
- (vii) directly or indirectly, used funds or other assets, or made any promise or undertaking in such regard, for the establishment or maintenance of a secret or unrecorded fund; or
- (viii) directly or indirectly, made any false or fictitious entries in any books or records of any member of the Group relating to any prohibited payment with respect to the transactions contemplated by this Deed.

31. Anti-Money Laundering Laws and Anti-Terrorism Financing

The operations of the Obligor and each other member of the Group or any excluded Group entity are and have been conducted at all times in compliance with all Anti-Money Laundering Laws and Anti-Terrorism Financing Laws.

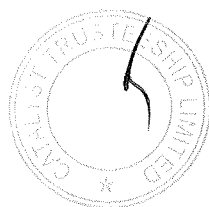
32. Regulatory Declarations

No Obligor and none of their respective current or future directors, promoters, Associates or Affiliates is:

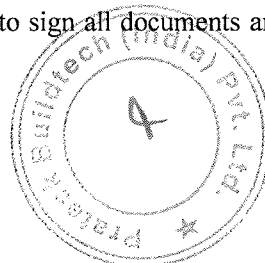
- (a) on the Export Credit Guarantee Corporation's (ECGC's) specified approval list; or
- (b) convicted under the provisions of Conservation of Foreign Exchange and Prevention of Smuggling Activities Act, 1974; or
- (c) on RBI's defaulters or caution list; or
- (d) on any lender's defaulter list.

33. Authorised Signatories

Each person specified as an authorized signatory of an Obligor in any Transaction Document or in any documents delivered to the Trustee pursuant to any Transaction Document, is subject to any notice to the contrary delivered to the Trustee, authorized to sign all documents and notices on behalf of such



114
P
R



Obligor.

34. Standard Asset

Each Obligor's account is classified as a 'standard asset' by its bankers in accordance with the guidelines issued by RBI in this regard.

35. Wilful Defaulter

No Obligor has been identified as a 'wilful defaulter' in accordance with the guidelines issued by RBI or any other Governmental Authority in this regard and no notice in this regard as been received by any Obligor.

36. Accounts

Each Account has been duly opened with the relevant Account Bank and is being and shall be operated as per the terms stipulated in the Transaction Documents.

37. Business of the Company

The Company does not carry out or conduct any business and operations other than the Business.

38. Transactions with Affiliates

The Company has not executed any contract, agreement, commitment or arrangement with an Affiliate, which is not on an arm's length basis.

39. Project Documents and other Agreements

39.1 The Projects are duly registered under RERA.

39.2 The Company is the sole legal and beneficial owner of the Projects and the Mortgaged Property.

39.3 The Company has the full legal and absolute right and title to transfer the units in the Projects and the Mortgaged Property on lease and requires no consent of any person for effecting such lease.

39.4 No person other than the Company is entitled to or has any right (including any Security Interest) in respects of any Receivables.

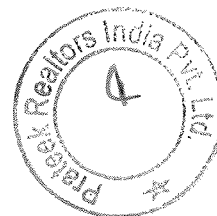
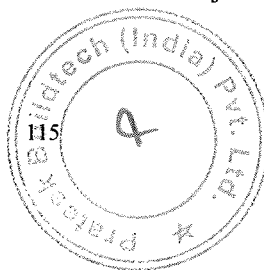
39.5 All Project Documents are legal, valid and binding as on date and shall continue to remain effective until the Final Settlement Date and have been executed in compliance with Applicable Law.

39.6 No notice has been received, is outstanding or anticipated by it, in respect of any revocation or cancellation or termination or rejection of any Project Document.

39.7 Neither the Company nor any counterparty to the relevant Project Document has violated or breached



Handwritten initials 'R' and 'H'.



any terms of any Project Document or defaulted under any Project Document.

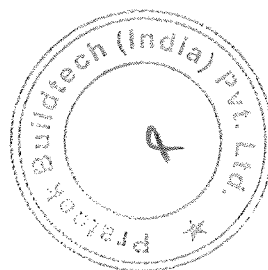
- 39.8 The Company has not committed any acts including, without limitation, entering into any other instruments, which would render any Project Document ineffective against it.
- 39.9 There has not been initiated, nor is there pending, nor are there any threatened (as evidenced by a notice or receipt of communication in writing) legal proceedings, relating to the Projects and no order or judicial pronouncement or injunction has been passed against the Company from taking possession of the site of the Projects, appointing a new contractor and commencing work on the site of the Projects.
- 39.10 No clearance or validation of, or filing, recording or registration with, or exemption or waiver by, any Governmental Authority, is required in connection with: (i) the legality, validity, binding effect or enforceability of the Project Documents; or (ii) the ownership, construction or operation of the Projects as contemplated by the Project Documents.
- 39.11 All payments due and payable by the Company under any construction contract in relation to the Project (Phase I) and the Project (Phase II) have been duly paid and there are no outstanding dues in relation thereto. There are no outstanding dues, claims or demands against the Company by any counterparty to such construction contracts.

40. **Compliance with Companies Act**

- 40.1 The Company and each other Obligor (other than the Promoters) is a private company which is not a subsidiary of a public company and it has not committed a default in filing its financial statements under Section 137 of the Companies Act or annual return under Section 92 of the Companies Act and hence, a resolution under Section 180(1)(a) and Section 180(1)(c) of the Companies Act is not required for providing any Security by such Obligor and in respect of issuance of the Debentures respectively.
- 40.2 The Corporate Guarantor is in compliance with the provisions of Section 185 and 186 of the Companies Act in connection with the issuance of the Corporate Guarantee.



P
R



SCHEDULE 5: CONDITIONS PRECEDENT

1. Corporate Documents

1.1 A certified true copy of the constitutional documents of the Company and each other Obligor (other than the Promoters).

1.2 A certified true copy of a resolution of the board or directors of the Company:

- (a) specifically stating the purpose of issuance of the Debentures;
- (b) approving the terms of, and the transactions contemplated by, the Transaction Documents to which it is a party and resolving that it execute the Transaction Documents to which it is a party in accordance with the provisions of the Companies Act (including Section 179);
- (c) authorising a specified Person or Persons to execute the Transaction Documents to which it is a party on its behalf;
- (d) authorising a specified Person or Persons, on its behalf, to sign and/or despatch all documents and notices to be signed and/or despatched by it under or in connection with the Transaction Documents to which it is a party; and
- (e) noting that the disclosure document in relation to the Debentures shall be sent to the initial subscriber in accordance with the provisions of the Companies Act (including Section 42 of the Companies Act, 2013).

1.3 A certified true copy of the resolution of the board of directors of each Obligor (other than the Company) which is a company:

- (a) approving the terms of, and the transactions contemplated by, the Transaction Documents to which it is a party and resolving that it executes the Transaction Documents to which it is a party;
- (b) authorising a specified person or persons to execute the Transaction Documents to which it is a party on its behalf; and
- (c) authorising a specified person or persons, on its behalf, to sign and/or despatch all documents and notices to be signed and/or despatched by it under or in connection with the Transaction Documents to which it is a party.

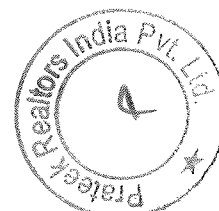
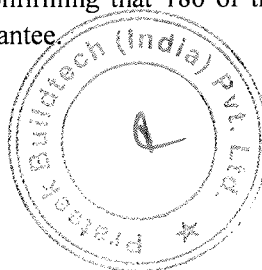
1.4 Specimen signatures of the persons authorised by the resolutions referred to in paragraphs 1.2 and 1.3 of this Schedule.

1.5 A certified true copy of the passport and PAN card of the Promoters.

1.6 A certificate issued by director of the Sponsor confirming that 186 of the Companies Act are not applicable in relation to issuance of Corporate Guarantee.



117
R



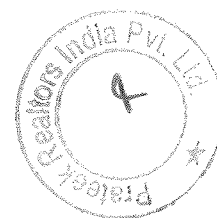
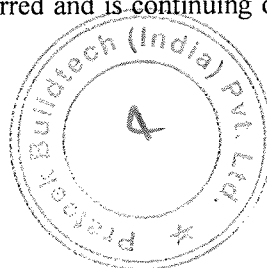
- 1.7 A certified true copy of the special resolution passed by the shareholders of the Sponsor pursuant to Section 185 of the Companies Act in relation to issuance of Corporate Guarantee.
- 1.8 A certified copy of the special resolution passed by the shareholders of the Company specifically approving the private placement of the Debentures under Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014, prescribed under Section 42 of the Companies Act.
- 1.9 Evidence that amendments to the constitutional documents of the Company, as may be required by the Trustee (acting on Approved Instructions) in connection with the issuance of the Debentures, or any transactions contemplated under this Deed or any Transaction Documents (including for removal of any transfer restrictions and enabling appointment of Nominee Director and/or an Observer), have been made by the Company.

2. **Certifications**

- 2.1 A certificate from an authorised director of the Company certifying/confirming that:
- (a) each copy document relating to it specified in this Schedule is correct, complete and in full force and effect as at a date no earlier than the date of this Deed and the date of the certificate;
 - (b) borrowing or securing the Debt, as applicable, would not cause any borrowing, security or similar limit binding on the Company to be exceeded;
 - (c) assets to be mortgaged/charged as the security for securing the Debt, are the absolute property of the Company and are free from any Security Interest (except the Permitted Security Interest);
 - (d) directors of the Company are not disqualified from holding office on the board of directors of the Company;
 - (e) the Company has the necessary powers under the constitutional documents of the Company to issue the Debentures and to enter into the Transaction Documents;
 - (f) no Material Adverse Effect has occurred;
 - (g) representations and warranties set out in the Transaction Documents are true and correct in all material respects;
 - (h) no consents, waivers, approvals, permissions and Authorisations are required from any Governmental Authority, other creditors, lessees/tenants, purchasers of the units of the Projects and other third parties in connection with the execution and delivery of the Transaction Documents, and the consummation of the transactions/obligations contemplated therein;
 - (i) the Company has performed all of its obligations under the Transaction Documents to be performed on or before the Deemed Date of Allotment;
 - (j) no Default or Event of Default has occurred and is continuing or would result from issue of



118
R



Debentures; and

- (k) the issue of the Debentures (A) is permitted by the Applicable Law; and (B) does not violate any Applicable Law.

2.2 A certificate from an authorised director of each Obligor (not being an individual) certifying/confirming that:

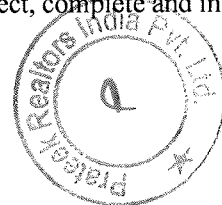
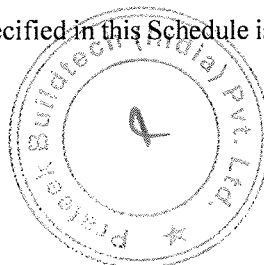
- (a) each copy document relating to it specified in this Schedule is correct, complete and in full force and effect as at a date no earlier than the date of this Deed and the date of the certificate;
- (b) issuance of the Corporate Guarantee will not cause any guaranteeing or similar limit binding on the Corporate Guarantor to be exceeded;
- (c) granting the Security Interest pursuant to the Transaction Documents would not cause any security or similar limit binding on it to be exceeded;
- (d) assets to be charged as the security for securing the Secured Obligations, are the absolute property of the Obligors and are free from any Security Interest (except the Permitted Security Interest);
- (e) directors of the Obligor are not disqualified from holding office on the board of directors of the concerned Obligor;
- (f) the Obligor has the necessary powers under the constitutional documents of the Obligor to enter into the Transaction Documents;
- (g) representations and warranties relating to it as set out in the Transaction Documents to which it is a party are true and correct in all material respects;
- (h) no Material Adverse Effect has occurred;
- (i) there are no pending or threatened litigations, investigations or proceedings;
- (j) no consents, waivers, approvals, permissions and Authorisations are required from any Governmental Authority, creditors, lessees/tenants, purchasers of the units of the Projects and other third parties in connection with the execution and delivery of the Transaction Documents, and the consummation of the transactions/obligations contemplated therein; and
- (k) creation of Security Interest by the concerned Obligor in connection with the Debentures under the relevant Security Documents is within limit approved by the shareholders of such Obligor in accordance with Section 186(3) of the Companies Act, 2013; and such Obligor is in compliance with all the other provisions of Section 186 of the Companies Act, 2013 in connection with the creation of the Security Interest under this relevant Security Documents.

2.3 A certificate from each Promoter certifying/confirming that:

- (a) each copy document relating to him and specified in this Schedule is correct, complete and in full



119
R



force and effect as at a date no earlier than the date of this Deed and the certificate;

- (b) representations and warranties relating to him as set out in the Transaction Documents to which it is a party are true and correct in all material respects;
- (c) no Material Adverse Effect has occurred;
- (d) there are no pending or threatened litigations, investigations or proceedings; and
- (e) no consents, waivers, approvals, permissions and Authorisations are required from any Governmental Authority, creditors, lessees/tenants, purchasers of the units of the Projects and other third parties in connection with the execution and delivery of the Transaction Documents, and the consummation of the transactions/obligations contemplated therein.

2.4 A certificate from a qualified chartered accountant certifying that the Promoters are persons resident in India.

2.5 Net worth statement of the Promoters certified by an independent, qualified chartered accountant.

3. Issue related documents

3.1 Evidence that the Trustee has issued the certificate in the format set out in Annexure IIA to the SEBI DT Operational Circular.

3.2 Certified true copy of the credit rating letter for the Debentures.

3.3 A certified true copy of the letter of the Stock Exchange granting its in-principle approval for the listing of the Debentures as per the Debt Listing Regulations.

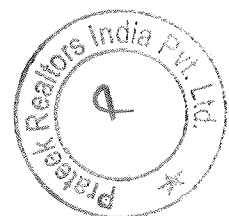
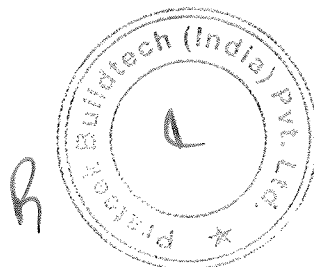
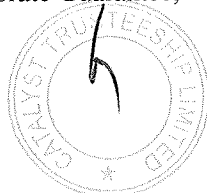
3.4 Evidence that the Company has entered into a tri-partite agreement with the Stock Exchange and the registrar to the issue of the Debentures.

3.5 Evidence of filing of the relevant board resolution and the shareholders resolution of the Company with the registrar of companies in form MGT 14 prior to issuance of the Disclosure Documents.

4. Transaction Documents

4.1 The following documents duly executed by each of the relevant Parties:

- (a) this Deed;
- (b) the Debenture Trustee Agreement;
- (c) the Disclosure Documents;
- (d) each Accounts Agreement;
- (e) the Corporate Guarantee;



- (f) each Personal Guarantee;
- (g) the Mortgage Documents;
- (h) the Deed of Hypothecation and the power of attorney in respect thereof;
- (i) the Intercreditor Agreement;
- (j) the Common Security Trustee Agreement;
- (k) the Subordination Deed;
- (l) the Offer Letter;
- (m) Confirmation Notice to the Intercreditor Agreement; and
- (n) the signed postdated cheques in the form and manner acceptable to the Trustee.

4.2 A copy of each duly executed Disclosure Document filed with the Stock Exchange and as provided to the Trustee.

5. Legal opinion

- (a) A legal opinion issued to the Debenture Holders by its legal advisor in relation to the relevant Transaction Documents.
- (b) A clear legal opinion issued to the Debenture Holders by its legal advisor ASA Legal on the title search report on ownership of the Secured Assets.

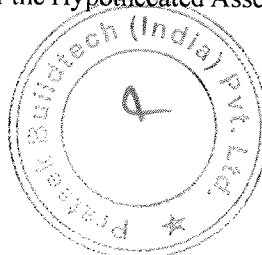
6. Existing Facilities and Repayment Facilities

Certified copy of the consent/no-objection certificate of IDBI Trusteeship Services Limited (as debenture trustee for the AIF Debentures) for, *inter alia*:

- (a) issuance of the Debentures for redemption of the AIF Debentures to the extent of Rs. 210,00,00,000 (Rupees Two Hundred and Ten Crores);
- (b) creation and enforcement of the Security Interest on the Secured Assets by the Company;
- (c) providing Personal Guarantee – Promoter 1 by the Promoter 1;
- (d) providing Corporate Guarantee by the Sponsor;
- (e) appointment of Nominee Director and/or an observer on the board of directors of the Company;
- (f) amendment to articles of association of the Company;
- (g) ceding exclusive first ranking charge over the Hypothecated Assets and the Mortgaged Property



121
RP



in favour of the Common Security Trustee (for the benefit of the Secured Parties) or the Trustee (for the benefit of the Secured Parties), as the case may be;

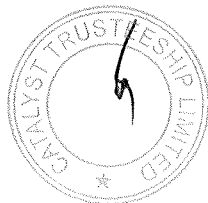
- (h) creation and ceding exclusive first ranking charge over the Phase III Hypothecated Assets on the occurrence of Phase III Funding Event; and
- (i) the outstanding AIF Debentures having a second ranking charge (ranking second solely to the Debt) over the Hypothecated Assets and the Mortgaged Property.

7. Security Creation and Perfection Documents

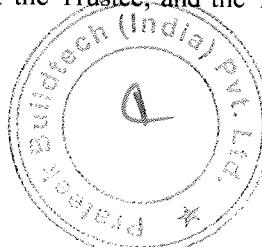
- 7.1. Evidence that all the title documents relating to the Mortgaged Properties have been submitted to the Trustee.
- 7.2. Evidence that adequate stamp duty has been paid on the Transaction Documents mentioned in paragraph 4.1 above.
- 7.3. Copies of notices issued by the Company to the Account Bank in accordance with the Deed of Hypothecation duly acknowledged by the Account Bank.
- 7.4. A certificate from an independently practicing chartered accountant, in the form and manner satisfactory to the Trustee, certifying that no amounts are outstanding and no proceedings are pending against any of the relevant Obligor under the Income Tax Act, 1961 (including as contemplated under Section 281 of the Income Tax Act, 1961) or the Central Goods and Services Tax Act, 2017 (including as contemplated under Section 81 of the Central Goods and Services Tax Act, 2017).
- 7.5. A copy of the consent/no-objection certificate issued by UPAVP for creation and enforcement of mortgage over the Secured Assets, in accordance with the terms of Lease Deed 1 and the Lease Deed 2.

8. Other Documents and Evidences

- 8.1. Evidence of appointment of (a) cash monitoring agency; and (b) sales monitoring agency in relation to the assets pertaining to the Project (Phase I) and the Project (Phase II) to the satisfaction of the Debenture Holders.
- 8.2. A copy of the pre-authorisation letter issued by the Company, which has been duly acknowledged by the bank with whom the Redemption Account is held, authorising the Trustee to seek and obtain information in relation to redemption payments for the Debentures from the Company's bank directly or through any other agency in accordance with the SEBI Master Circular.
- 8.3. Evidence that the fees, costs and expenses then due from the Company pursuant the Transaction Documents have been paid or will be paid by the Deemed Date of Allotment.
- 8.4. Evidence that the Projects are registered with RERA.
- 8.5. Evidence that each Account has been opened in accordance with the Transaction Documents and Security is created on the Accounts in favour of the Trustee, and the Trustee has charge over sales

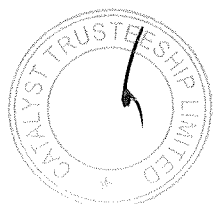


122

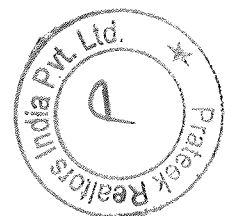
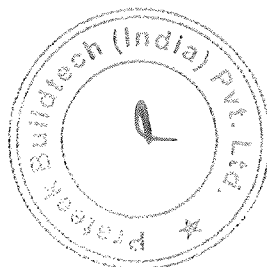


collection and utilisation of the amounts in the Accounts.

- 8.6. Evidence that the Initial Contribution has been made by the Company.
- 8.7. Evidence that the initial contribution has been made by the Company pursuant to the Common Security Trustee Agreement.
- 8.8. Completion of satisfactory business, legal and financial due diligence by the Secured Parties (including relevant legal due diligence on financing documents) and submission of signed reports by due diligence agencies for legal, financial, technical and valuation aspects, to the satisfaction of the Trustee.
- 8.9. Copies of the Insurance Policies evidencing that the Trustee is designated as the loss payee in relation to the insurance policies obtained or to be obtained by the Company in respect of the Secured Assets in terms of this Deed.
- 8.10. Such other documents the Trustee may reasonably require from the Company, the Promoters and the other Obligors, and which have been notified to the Company as being necessary to comply with their respective "know your customer" requirements.
- 8.11. Such other documents relating to any of the matters contemplated herein as the Trustee may reasonably require.

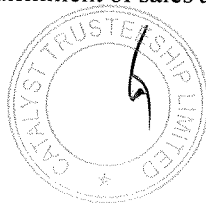


R P
123

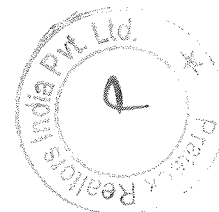
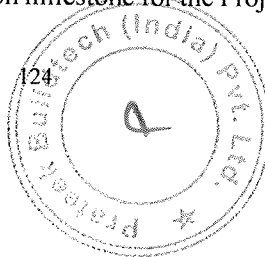


SCHEDULE 6: CONDITIONS SUBSEQUENT

1. **Debenture Actions**
 - 1.1 On the Deemed Date of Allotment, a certified true copy of a resolution of the board of directors of the Company allotting the Debentures.
 - 1.2 On the Deemed Date of Allotment, evidence of payment of stamp duty on the Debentures.
 - 1.3 Within 15 (fifteen) days from the date of the Deemed Date of Allotment or prior to utilisation of the proceeds of the Debentures, whichever is earlier, evidence of filing of PAS 3 with the Registrar of Companies.
 - 1.4 Within 30 (thirty) days from the Deemed Date of Allotment, the End Use Certificate, together with the account statement of the Designated Account reflecting the balance Subscription Amounts.
2. **Security perfection**
 - 2.1 Within 30 (thirty) days from the Deemed Date of Allotment, intimation of the mortgage(s) and other Security created under the Transaction Documents in relation to the Project (Phase I) and the Project (Phase II) registered under to the authority under RERA.
 - 2.2 Within 10 (ten) days from the Deemed Date of Allotment, a certified true copy of Form CHG-9, along with the payment receipt thereof, filed with the relevant Registrar of Companies in relation to modification of existing security on assets of the Company in relation to the Project (Phase I) and the Project (Phase II) along with the certificate of registration of modification of charge issued by such Registrar of Companies in relation thereto.
 - 2.3 Within 10 (ten) days from the Deemed Date of Allotment, a certified true copy of the Form No. CHG-9 filed by the Company along with the payment receipt thereof, filed with the relevant Registrar of Companies in relation to the Security created under the Mortgage Documents and the Deed of Hypothecation along with the certificate of registration of charge issued by such Registrar of Companies in relation thereto.
 - 2.4 Within 10 (ten) days from the Deemed Date of Allotment, evidence of filing in relation to the Security Interest recorded/created under the Deed of Hypothecation and the Mortgage Documents with the CERSAI.
 - 2.5 Within 10 (ten) days from the Deemed Date of Allotment, a copy of the relevant extract of the updated register of charges of the Company in Form CHG-7 evidencing the relevant entries in relation to release of Security Interest created over the assets of the Company in relation to Project (Phase I) and the Project (Phase II) in connection with the Repayment Facilities.
3. **Other Documents and Evidences**
 - 3.1 Within 3 (three) Trading Days from the closure of the issue of the Debentures, a certified true copy of the Final Listing Approval.
 - 3.2 Evidence of fulfillment of sales and collection milestone for the Project (Phase I) and the Project (Phase



R
H

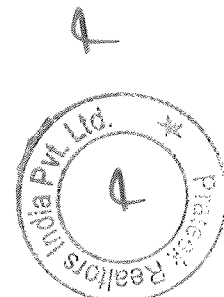
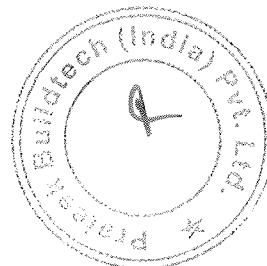


II) as specified in Schedule 16 (*Project Financial Covenants*).

- 3.3 On or before March 31, 2024, evidence that sanction plan and all approvals in relation to the Project (Phase III) has been approved.
- 3.4 On or before July 31, 2024, evidence that occupation certificates from the relevant authorities have been obtained in relation to the remaining 12 (twelve) towers of the Project (Phase I) and the Project (Phase II).
- 3.5 Within 180 (one hundred and eighty) days from the Deemed Date of Allotment, evidence that the policies and annual training for the employees of the Company in relation to prevention of sexual harassment, anti-corruption and bribery, anti-money laundry, code of conduct, gifts and insider trading, have been implemented by the Company.
- 3.6 Within 180 (one hundred and eighty) days from the Deemed Date of Allotment, evidence that the policy for dry waste segregation at source has been implemented by the Company in relation to the Project.
- 3.7 Within 180 (one hundred and eighty) days from the Deemed Date of Allotment, evidence that an employee satisfaction survey has been conducted by the Company.
- 3.8 Within 180 (one hundred and eighty) days from the Deemed Date of Allotment, evidence that a female has been included in the Board of Directors of the Company to meet minimum compliance level.
- 3.9 Within 30 (thirty) days from the Deemed Date of Allotment, evidence that a sign board has been erected/installed and is clearly made visible on the site of Project (Phase I) and Project (Phase II) which states that the Project (Phase I) and the Project (Phase II) are mortgaged in favour of the Common Security Trustee.
- 3.10 A copy of any other Authorisation or other document, opinion or assurance which the Trustee considers to be necessary or desirable (if it has notified any Obligor accordingly) in connection with the entry into and performance of the transactions contemplated by any Transaction Document or for the validity and enforceability of any Transaction Document.
- 3.11 Such other documents relating to any of the matters contemplated herein as the Trustee may reasonably require.



H



SCHEDULE 7: EVENTS OF DEFAULT

1. Non-payment

Any Obligor does not pay on the due date any amount payable pursuant to a Transaction Document at the place at and in the currency in which it is expressed to be payable.

2. Financial Covenants

Any requirement of paragraph 2 (*Financial Covenants*) of Schedule 3 (*Covenants and Undertakings*) is not satisfied.

3. Other obligations

- (a) Any Obligor does not comply with any of its obligations under any of the Transaction Documents to which it is a party (other than those referred to in paragraphs 1 (*Non-payment*), 2 (*Financial Covenants*), 17 (*Security*) and 24 (*Conditions Subsequent*)).
- (b) No Event of Default under Paragraph 3(a) above shall occur if the failure to comply is not wilful, is capable of being remedied (in the sole opinion of the Trustee, which determination shall be binding on the relevant Obligor) and is remedied, to the satisfaction of the Trustee, within 15 (Fifteen) days of the occurrence of such breach.

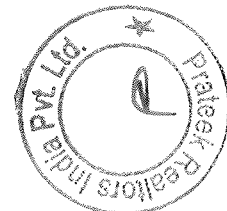
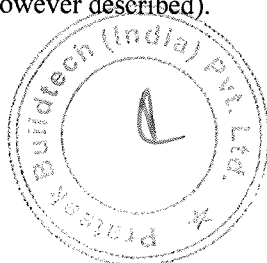
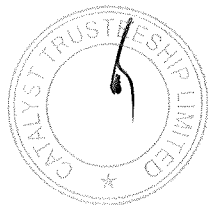
4. Misrepresentation

Any representation or statement made or deemed to be made by any Obligor in the Transaction Documents or in any notice or any other document delivered by or on behalf of any Obligor under or in connection with any Transaction Document is or proves to have been incorrect or misleading when made or deemed to have been made.

5. Cross Default

- (a) Any Financial Indebtedness of any Obligor or any other member of the Group is not paid when due nor within any originally applicable grace period.
- (b) Any Financial Indebtedness of any Obligor or any other member of the Group is declared to be or otherwise becomes due and payable prior to its specified maturity as a result of an event of default (however described).
- (c) Any commitment for any Financial Indebtedness of any Obligor or any other member of the Group is cancelled or suspended by a creditor of any Obligor or any other member of the Group as a result of an event of default (however described).
- (d) Any creditor of any Obligor or any other member of the Group becomes entitled to declare any Financial Indebtedness of any member of the Group due and payable prior to its specified maturity as a result of an event of default (however described).

6. Insolvency

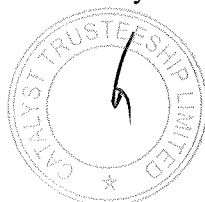


P

- (a) Any Obligor is unable to, or deemed by Applicable Law to be unable to or admits its inability to, pay its debts as they fall due or suspends making payments on any of its debts or, by reason of actual or anticipated financial difficulties, commences negotiations with one or more of its creditors with a view to rescheduling any of its indebtedness.
- (b) Filing of an application for commencement of corporate insolvency resolution process against an Obligor under the IBC.
- (c) No Event of Default under Paragraph 6(b) above shall occur if the application is filed by an operational creditor of an Obligor in relation to dues not more than Rs. 5,00,00,000 (Rupees five crores), and such application is withdrawn within a period of 15 (five) days from the date of filing.
- (d) A moratorium is declared in respect of any indebtedness of any Obligor.

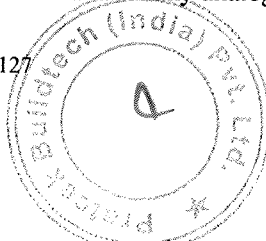
7. Insolvency proceedings

- (a) Any corporate action, legal proceeding or other procedure or step is taken in relation to:
 - (i) the suspension of payments, a moratorium of any indebtedness, winding-up, dissolution, liquidation, insolvency resolution process, pre-packaged insolvency resolution process, debt restructuring, administration, provisional supervision or reorganisation (by way of voluntary arrangement, scheme of arrangement or otherwise) of any Obligor;
 - (ii) a composition, compromise, assignment, restructuring or arrangement with any creditor of any Obligor;
 - (iii) any encumbrancer lawfully taking possession or an insolvency resolution professional, liquidator, judicial custodian, receiver, administrative receiver or trustee or any analogous officer being appointed in respect of the whole or any part of the property of any Obligor;
 - (iv) declaration of the Obligor as a relief undertaking or commencement of an insolvency resolution process, pre-packaged insolvency resolution process or liquidation process under the IBC or any order for winding up, bankruptcy or dissolution being passed under the IBC or under any Applicable Law;
 - (v) enforcement of any Security over any assets of any Obligor (if applicable) or any analogous procedure or step in any jurisdiction; or
 - (vi) any analogous procedure or step is taken in any jurisdiction by or in relation to any Obligor.
- (b) The Obligor (which is a body corporate) has been declared or is likely to be declared as a relief undertaking or any proceedings have been filed in relation to the same before any Governmental Authority or any court or tribunal or any analogous procedure or step is taken in



127

R



Q

any jurisdiction including or any actions or proceedings have been initiated pursuant to the Stressed Assets Framework or any guidelines issued or framework set up by the RBI in relation to resolution of stressed assets.

8. **Creditors' Process**

Any expropriation, attachment, sequestration, distress or execution or any analogous process in any jurisdiction affects any asset of any Obligor.

9. **Ownership and Control**

In relation to any Obligor, without the prior written consent of the Trustee, (a) Change of Control occurs; or (b) a change in management control occurs.

10. **Unlawfulness and Invalidity**

- (a) Any obligation or obligations of any Obligor under any Transaction Documents are not or cease to be legal, valid, binding or enforceable.
- (b) Any Transaction Document ceases to be in full force and effect or is alleged by a party to it (other than the Secured Parties) to be ineffective.
- (c) It is or becomes unlawful for any Obligor to perform any of its obligations under the Transaction Documents.

11. **Repudiation and Rescission of agreements**

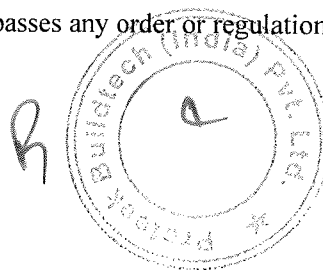
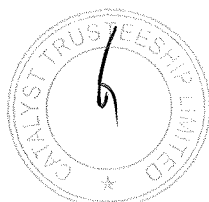
Any Obligor rescinds or purports to rescind or repudiates or purports to repudiate a Transaction Document or evidences an intention to rescind or repudiate a Transaction Document.

12. **Litigation and Final Judgments or Court Orders**

- (a) Any litigation, arbitration, administrative, governmental, regulatory or other investigation, proceeding or dispute is commenced, pending or threatened:
 - (i) in relation to the Transaction Documents or the transactions contemplated therein;
 - (ii) against any Obligor or its assets which has or might, in the reasonable opinion of the Majority Debenture Holders, be expected to have a Material Adverse Effect; or
 - (iii) which adversely affects the Project or the Secured Assets.
- (b) Any Obligor fails to pay or perform or comply with any final judgment or court order.

13. **Moratorium on Indebtedness**

- (a) The Government of India or any relevant Governmental Authority declares a general moratorium or "standstill" (or makes or passes any order or regulation having a similar effect)



in respect of the payment or repayment of any Financial Indebtedness (whether in the nature of principal, interest, redemption premium or otherwise) (or any indebtedness which includes Financial Indebtedness) owed by Indian companies or other entities (and whether such declaration, order or regulation is of general application, applies to a class of persons which includes any Obligor alone).

- (b) No Event of Default under Paragraph 13(a) above shall occur if the failure to comply is not wilful, is capable of being remedied (in the sole opinion of the Trustee, which determination shall be binding on the relevant Obligor) and is remedied, to the satisfaction of the Trustee, within 15 (Fifteen) days of the occurrence of such breach.

14. Cessation of Business and Expropriation

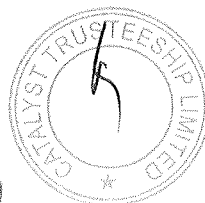
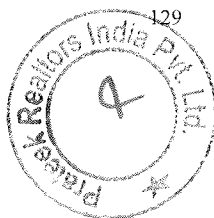
- (a) The Company disposes (or threatens to dispose) the Projects or any part thereof.
- (b) Without prejudice to paragraph 14(a) above, any Obligor suspends or ceases to carry on or dispose of (or threatens to suspend or cease to carry on or to dispose of) all or a material part of its business.
- (c) The authority or ability of any Obligor or Group member to conduct its business is limited or wholly or substantially curtailed by any seizure, compulsory acquisition, expropriation, nationalisation, intervention, restriction or other action by or on behalf of any Governmental Authority or other person in relation to any Obligor or Group member or any of their assets.
- (d) Any of the Secured Assets are wholly or substantially curtailed by any seizure, compulsory acquisition, expropriation, nationalisation, intervention, restriction or other action by or on behalf of any Governmental Authority or other person.
- (e) Any material act of fraud, embezzlement, misstatement, misappropriation or siphoning off of funds or revenue of any Obligor or Group member or any other act having a similar effect being committed by the management or an officer, employee or agent of any Obligor or Group member.

15. Material Adverse Effect

- (a) Any event or circumstance occurs which in the sole opinion of the Majority Debenture Holders has had or is reasonable expected to have a Material Adverse Effect.
- (b) No Event of Default under Paragraph 15(a) above shall occur if the failure to comply is not wilful, is capable of being remedied (in the sole opinion of the Trustee, which determination shall be binding on the relevant Obligor) and is remedied, to the satisfaction of the Trustee, within 15 (Fifteen) days of the occurrence of such breach.

16. Revocation of Licences or Authorisations

- (a) Any license or Authorisation required by the Company in relation to the Projects is revoked,



2

suspended, cancelled or not renewed within the time prescribed under Applicable Law.

- (b) Without prejudice to paragraph 16(a) above, any license or Authorisation required by any Obligor to conduct the business conducted by such Obligor, in the opinion of the Majority Debenture Holders, on the date of this Deed is revoked, suspended or cancelled and having or reasonably expected to have a Material Adverse Effect.
- (c) No Event of Default under Paragraphs 16(a) and 16(b) above shall occur if the failure to comply is not wilful, is capable of being remedied (in the sole opinion of the Trustee, which determination shall be binding on the relevant Obligor), relates to licenses or Authorisations to be obtained/obtained by the Company from any Person (other than the RERA and UPAVP), and is remedied, to the satisfaction of the Trustee, within 15 (Fifteen) days of the occurrence of such breach.

17. Security

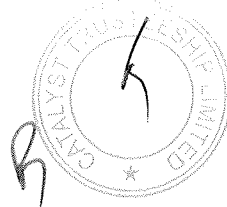
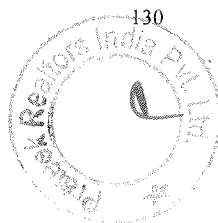
- (a) Any breach in maintaining the Security Cover Ratio.
- (b) The Security (other than the Additional Security) is not created and perfected within the time period mentioned in this Deed.
- (c) Any Security Document does not (once entered into) create or evidence the creation of, in favour of the Trustee for the benefit of the Secured Parties, Security which it is expressed to create or whose creation it evidenced, as the case may be, fully perfected with the ranking and priority it is expressed to have.
- (d) If there is any impairment of any Security or any part thereof (whether actual or reasonably anticipated), which causes the Security or any part thereof, in the reasonable judgment of the Trustee to become unsatisfactory as to character.
- (e) Any Security created pursuant to, or evidenced by, any Security Document ceases to inure to the benefit of the Secured Parties.

18. Non Listing or Debenture Delisting Event

- (a) The Company fails to get the Debentures listed on the Stock Exchange as per the timelines specified in Clause 2.5 (*Listing of Debentures*).
- (b) The Debenture Delisting Event occurs.

19. Project

- (a) The Company ceases to have title to or interest in the Projects, either as the owner, operator or manager, or the properties related thereto or any assets or properties required for the Projects or ceases to have the right to possess and use all or any portion of any assets or properties required for the Projects.
- (b) Any event or circumstance occurs which in the sole opinion of the Majority Debenture Holders



Handwritten mark or signature.

has had or might have a Material Adverse Effect on the Projects or the Receivables.

- (c) Any Project Document or any other, any material contract, in relation to the Projects:
- (i) becomes invalid, illegal or unenforceable or any party thereto shall have repudiated or disavowed or taken any action to challenge the validity or enforceability of such document; or
 - (ii) except as otherwise expressly permitted hereunder, ceases to be in full force and effect except at the stated termination date thereof, or is assigned or otherwise transferred or prematurely terminated.
- (d) The termination of any Insurance Policy prior to its date of renewal or expiry, or non-payment of any premiums payable under any Insurance Policy or non-renewal of any Insurance Policy to the satisfaction of the Trustee.
- (e) Failure to achieve construction, approval, sales milestone, occupation certificate for remaining towers of the Project (Phase I) and the Project (Phase II) as per the Business Plan.

Provided that if a breach occurs under this Paragraphs 19(b), 19(c), 19(d) or 19(e), as the case may be, for the first time, no Event of Default under the Paragraphs 19(b), 19(c), 19(d) or 19(e), as the case may be, shall occur if the failure to comply is not wilful, is capable of being remedied (in the sole opinion of the Trustee, which determination shall be binding on the relevant Obligor) and is remedied, to the satisfaction of the Trustee, within 15 (Fifteen) days of the occurrence of such breach.

- (f) Non-compliance with the terms and conditions of any Lease Deed by the Company.

20. Purpose

All or any part of the Subscription Amount is not utilized in accordance with the Transaction Documents.

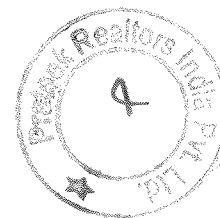
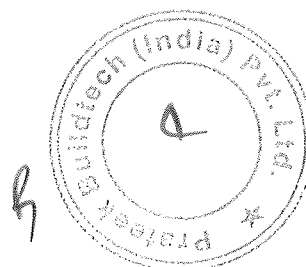
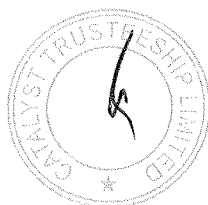
21. Failure to maintain Accounts

- (a) The Receivables are not deposited in the relevant Account in accordance with the Transaction Documents.
- (b) The Company fails to create and maintain the DSR Fixed Deposit(s) in accordance with the Transaction Documents.

22. Conditions Subsequent

The Company fails to comply with any requirement of Clause 4.2 (*Conditions Subsequent*).

23. Sanctions and Anti-Corruption Laws



Any requirement of paragraphs 3.23 (*Anti-Bribery and Corruption Law*), 3.24 (*Restricted Parties*) and 3.25 (*US regulation*) of Schedule 3 (*Covenants and Undertakings*) or similar provisions contained in other Transaction Documents is not satisfied.

24. **Wilful Defaulter**

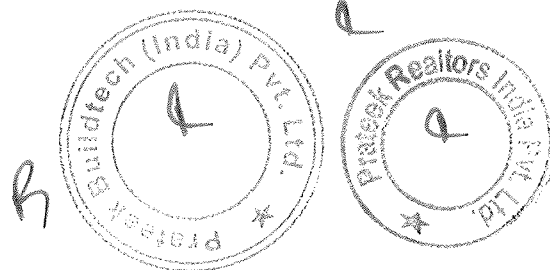
If any director of the Company or any other Group member, or any director of the Company or any Group member is a director on the board of a company that, is identified as a 'wilful defaulter' in accordance with the guidelines issued by RBI or any other Governmental Authority in this regard, and such director is not removed within 1 (one) month of such director or the company (as the case may be) being identified as a wilful defaulter.

25. **Accounts Agreements**

Any breach or deviation from any Accounts Agreement occurs (in the sole determination of the Trustee).

26. **Statutory Dues**

Any Obligor does not pay on the due date any amount payable pursuant to any statute or Applicable Law.



SCHEDULE 8: SECURITY MECHANISM

1. Definitions

For the purposes of this Deed:

“**Independent Valuer**” means any international property consultant or valuer who is registered with the appropriate Governmental Authority and acceptable to the Trustee (acting on Approved Instructions).

“**Relevant Secured Assets**” means:

- (a) the Mortgaged Property;
- (b) any amount standing to the credit of the DSR Fixed Deposit(s) which is to be used only for the purpose of repayment of the principal amount on the Debentures; and
- (c) any Additional Security,

in each case, which are subject to Security Interest created in favour of the Trustee for the benefit of the Secured Parties pursuant to the Security Documents.

“**Revaluation Date**” means the Mortgaged Property Revaluation Date, or the Additional Security Revaluation Date.

“**Security Cover Ratio**” means, at any time, the ratio of the aggregate Valuations of the Relevant Secured Assets to the outstanding Debt.

“**Valuation**” means:

- (a) in relation to the Mortgaged Property, the value as determined by an Independent Valuer;
- (b) in relation to any other immoveable property or securities which are offered as Additional Security, the value of such assets determined in the manner which is similar to the manner set out above.

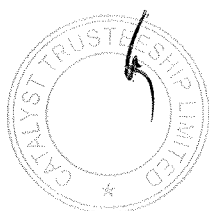
2. PERIODIC VALUATION

2.1 Valuation of Mortgaged Property

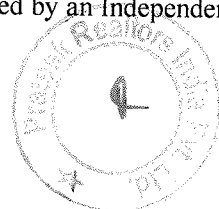
The determination market value of security of all Mortgaged Properties shall be concluded by an Independent Valuer appointed by the Company (in consultation with the Trustee) at each Testing Date. The Independent Valuer shall conduct the revaluation of the Mortgaged Properties in accordance with the terms of this Schedule 8 (*Security Mechanism*).

2.2 Valuation of Additional Security

The determination of Security Cover of any Additional Security shall be concluded by an Independent



B



P

Valuer (where such Additional Security is in the nature of immoveable property) appointed by the Company (in consultation with the Trustee) or in the manner agreed between the Company and the Trustee in writing on the expiry of such time periods as may be required by the Trustee at the time of the creation of the Security Interest on the Additional Security (each such date shall be known as a “**Additional Security Revaluation Date**”). The Valuation of such Additional Security shall be conducted in accordance with the terms of this Deed.

2.3 Commencement of revaluation

The Trustee shall initiate the process of re-valuation of the Relevant Secured Assets well in advance before the relevant Revaluation Date.

2.4 Access and Information

The Company shall provide and shall ensure that each relevant Obligor provides the officers or authorized representatives of the Trustee, Independent Valuer on giving reasonable notice, access to the information regarding the Relevant Secured Assets and access to properties comprising the Mortgaged Properties and any other immovable property offered as Additional Security to enable the Trustee, the Independent Valuer, to make a proper assessment of Project Cash Flow Cover and Security Cover of the Relevant Secured Assets.

2.5 Revaluation Reports

The reports for the Valuation of the Relevant Secured Assets (each a “**Revaluation Report**”) shall be submitted as follows:

- (a) in case of the Mortgaged Properties or any immoveable property offered as Additional Security, the Independent Valuer shall submit the Revaluation Report to the Trustee within the timelines as set out in Financial Covenants;
- (b) in case of any other assets offered as Additional Security, the Company shall ensure that the Revaluation Reports are submitted to the Trustee within the time frame prescribed by the Trustee at the time of creation of such Additional Security.

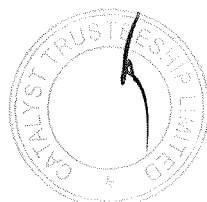
2.6 Calculation of Security Cover

Within 3 (three) Business Days of receiving/ submitting the relevant Revaluation Reports, the Trustee will with reference to the Valuation contained within that Revaluation Report, as well as the latest Valuation available for the other Relevant Secured Assets, calculate the Security Cover Ratio. In the event any Revaluation Report is not obtained within the time-frame provided in paragraph 2.5 above, the Trustee shall take all steps in its absolute discretion, to calculate the Security Cover Ratio, and the determination of the Trustee shall be final and binding on all the Parties.

3. ADDITIONAL SECURITY

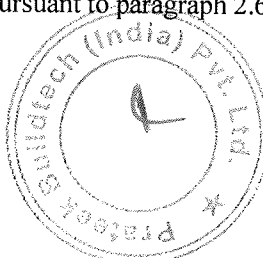
3.1 Notification of Shortfall

In the event the Security Cover Ratio calculated pursuant to paragraph 2.6 above is less than 1.9:1, then



134

B

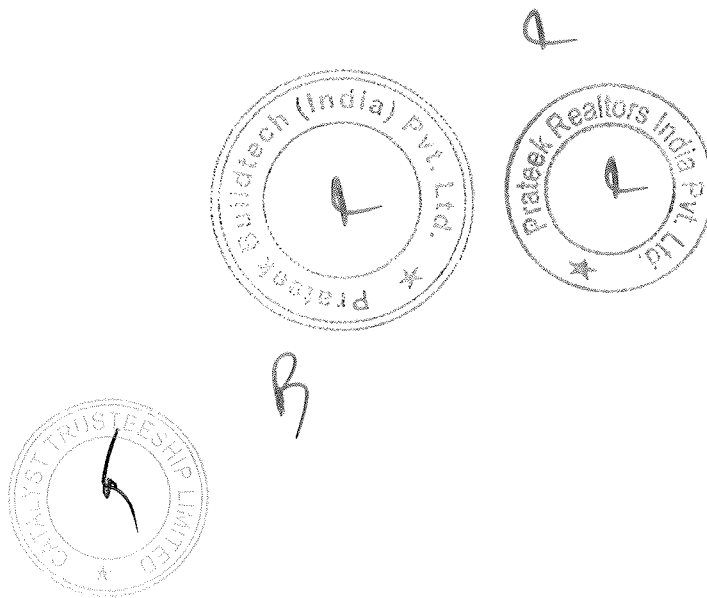


P

the Trustee shall provide a written notice (“**Shortfall Notice**”) to the Company of such shortfall and require the Company to provide further security which shall be acceptable to the Trustee (“**Additional Security**”) within a period of 30 (thirty) days from the Shortfall Notice.

3.2 Provision of Additional Security

The Company shall create and perfect, or procure the creation and perfection, of a Security Interest over such Additional Security in a form and manner acceptable to the Trustee in accordance with the terms of the Deed. The Parties agree that any failure by the Company to create or perfect or procure the creation or perfection of Additional Security pursuant to this paragraph 3 shall constitute an Event of Default.



SCHEDULE 9: DETAILS OF PROJECT LAND AND PROJECTS

Part A: Details of Project Land

1. Plot No. 4/BS-01 admeasuring 97,565.68 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under:

On the North by Plot No.04/BS-02,
On the South by Ganga water treatment Plant,
On the East by 50 M wide road, and
On the West by Plot No.04/BS-05.

2. Plot No. 4/BS-05 admeasuring 57,350.828 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under:

On the North by Plot No.04/BS-04,
On the South by 50 Cusec Ganga water treatment Plant,
On the East by 75 M wide road, and
On the West by Plot No.04/BS-01.

Part B: Details of Project (Phase I)

Phase I project named 'Grand Carnesia' comprising of 15 towers, forming part of the Project (**Project Grand Carnesia**), along with the proportionate share in the land underlying Project Grand Carnesia, together with all benefits and/or entitlements arising out of or in connection with the Project Grand Carnesia, and corresponding leasehold rights, development rights and all future development potential in connection with Project Grand Carnesia. The Project Grand Carnesia has been specifically demarcated and delineated in the map attached hereto as **Annexure A**.

Part C: Details of Project (Phase II)

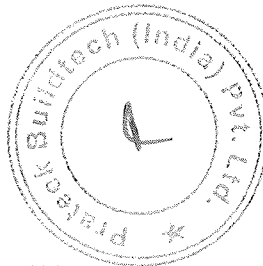
Phase II project named 'Grand Paeonia' comprising of 9 towers, forming part of the Project (**Project Grand Paeonia**), along with the proportionate share in the land underlying Project Grand Paeonia, together with all benefits and/or entitlements arising out of or in connection with the Project Grand Paeonia, and corresponding leasehold rights, development rights and all future development potential in connection with Project Grand Paeonia. The Project Grand Paeonia has been specifically demarcated and delineated in the map attached hereto as **Annexure B**.

Part D: Details of Project (Phase III)

Phase III project comprising of 12 towers and commercial plot (**Project (Phase III)**), forming part of the Project (Phase III), along with the proportionate share in the land underlying Project (Phase III), together with all benefits and/or entitlements arising out of or in connection with the Project (Phase III), and corresponding leasehold rights, development rights and all future development potential in connection with the Project (Phase III). The Project (Phase III) has been specifically demarcated and delineated in the map attached hereto as **Annexure C**.



B



136

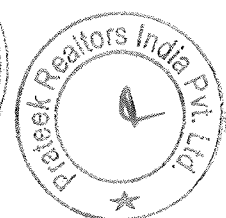
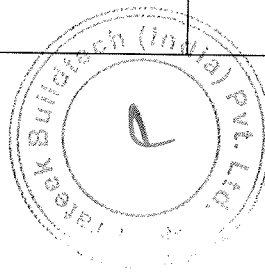
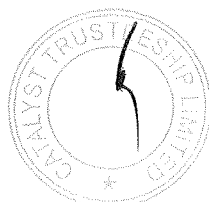


C

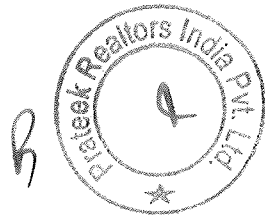
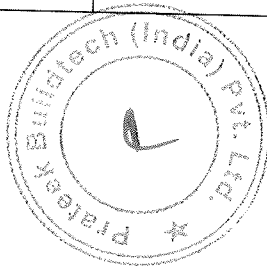
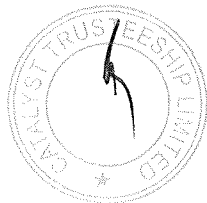
SCHEDULE 10: EXISTING FACILITIES AND REPAYMENT FACILITIES

PART A – EXISTING FACILITIES

Name of the Existing Lender	Nature of Credit Facility	Amount Sanctioned (Rs. Crores)	Outstanding amount of credit facility as on January 31, 2024 (Rs. Crores)	Security
Asia Real Estate II India Opportunity Trust	Senior, unlisted, redeemable, non-convertible debentures	802	720	<p>(a) First ranking exclusive pledge over 76% of equity shares of the Company held by the Sponsor.</p> <p>(b) First ranking exclusive charge by way of mortgage over the Project Land.</p> <p>(c) First ranking exclusive charge by way of hypothecation over charged accounts, moveable fixed assets, current assets and receivables of the Company.</p> <p>(d) Personal guarantee by Mr. Prashant Kumar Tiwari and Ms. Kalpana Tiwari.</p> <p>(e) Corporate guarantee by the Sponsor.</p> <p>(f) Non-disposal undertaking in relation to 24% equity shares of the Company.</p>
Indiabulls Housing Finance Limited (as co-borrower with the Sponsor, the Promoter 1, the Promoter 2, Ms. Kalpana Tiwari and M/s Prateek Infratech India Private Limited)	Loan against property (term loan)	10	3.23	Immovable property at H-15, Maharani Bagh owned by M/s Prateek Infratech India Private Limited.

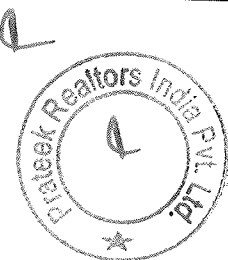
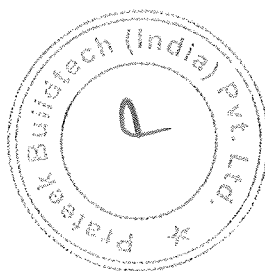
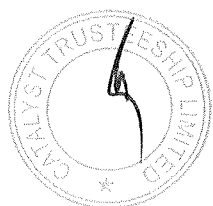


Name of the Existing Lender	Nature of Credit Facility	Amount Sanctioned (Rs. Crores)	Outstanding amount of credit facility as on January 31, 2024 (Rs. Crores)	Security
Indiabulls Housing Finance Limited (as co-borrower with the Sponsor, the Promoter 1, the Promoter 2, Ms. Kalpana Tiwari and M/s Prateek Infratech India Private Limited)	Loan against property (term loan)	30	14.54	Immovable property at H-15, Maharani Bagh owned by M/s Prateek Infratech India Private Limited.
Indiabulls Housing Finance Limited (as co-borrower with the Sponsor, the Promoter 1, the Promoter 2, Ms. Kalpana Tiwari and M/s Prateek Infratech India Private Limited)	Loan against property (term loan)	3.35	1.37	Immovable property at Plot No. B-15, Sector 52, Noida owned by the HoldCo.
Indiabulls Housing Finance Limited (as co-borrower with the Sponsor, the Promoter 1, the Promoter 2, Ms. Kalpana Tiwari and M/s Prateek Infratech India Private Limited)	Loan against property (term loan)	4.65	1.92	Immovable property at B-1, Sector 30, Noida owned by M/s Prateek Infratech India Private Limited.



PART B – REPAYMENT FACILITIES

Name of the Existing Lender	Nature of Credit Facility	Amount Sanctioned (Rs. Crores)	Outstanding amount of credit facility as on January 31, 2024 (Rs. Crores)	Security
Asia Real Estate II India Opportunity Trust	Senior, unlisted, redeemable, non-convertible debentures	802	720	<p>(a) First ranking exclusive pledge over 76% of equity shares of the Company held by the Sponsor.</p> <p>(b) First ranking exclusive charge by way of mortgage over the Project Land.</p> <p>(c) First ranking exclusive charge by way of hypothecation over charged accounts, moveable fixed assets, current assets and receivables of the Company.</p> <p>(d) Personal guarantee by Mr. Prashant Kumar Tiwari and Ms. Kalpana Tiwari.</p> <p>(e) Corporate guarantee by the Sponsor.</p> <p>(f) Non-disposal undertaking in relation to 24% equity shares of the Company.</p>



SCHEDULE 11: REQUEST FOR APPROVED INSTRUCTIONS FOR EOD

[on the letterhead of the Trustee]

Date: [●]

To,
[Insert name of the Debenture Holder]
[Insert address]

Dear Sirs,

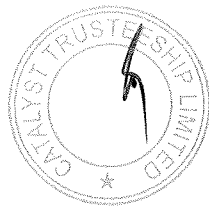
Re: [●] (“Company”) – INR [●] debenture trust deed dated [●] (“Debenture Trust Deed”).

Sub: Requirement for Approved Instructions

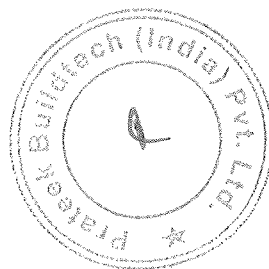
1. We refer to the Debenture Trust Deed. All capitalized terms used herein, shall have the meanings ascribed to them in the Debenture Trust Deed.
2. In accordance with Clause [●] of the Debenture Trust Deed, we would like to bring to your attention that an [Event of Default/ Default] has occurred on [●]. [*Specify details of the Event of Default/ Default*]
3. We therefore request your written instruction for actions required to be taken in respect of the abovementioned [Event of Default/ Default].
4. Upon receipt of your assent, we will send the Company an Acceleration Notice.

Yours sincerely,

.....
For [Insert name of the Trustee]



h



SCHEDULE 12: FORM OF ACCELERATION NOTICE

[on the letterhead of the Trustee]

Date: [●]

To,

[Insert name of the Company]

[Insert address]

Attention: [●]

Dear Sirs,

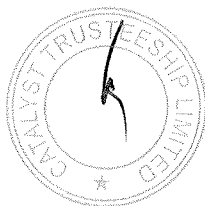
Re: [●] (“Company”) – INR [●] debenture trust deed dated [●] (“Debenture Trust Deed”).

Sub: Acceleration Notice

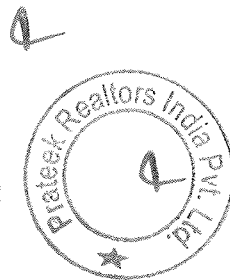
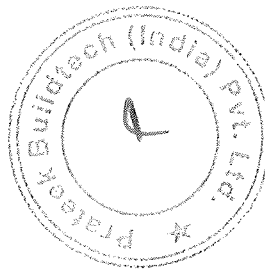
-
1. We refer to the Debenture Trust Deed. All capitalized terms used herein, shall have the meanings ascribed to them in the Debenture Trust Deed.
 2. In accordance with Clause [●] of the Debenture Trust Deed, we understand that an Event of Default *[please specify]* has occurred on [●].
 3. Accordingly, the [Majority] Debenture Holders require that you pay, all outstanding Debt immediately, and in any event by [●]. Should such payment not be received in full [●], we will exercise our rights in relation to the abovementioned Event of Default.

Yours sincerely,

.....
For [Insert name of the Trustee]



H



SCHEDULE 13: COMPLIANCE CERTIFICATE

To: [Insert name of the Trustee]

From: [insert name of Company]

Dated: [●]

Dear Sirs:

Re: [●] (“Company”) – INR [●] debenture trust deed dated [●] (“Debenture Trust Deed”).

1. We refer to the Debenture Trust Deed. This is a Compliance Certificate. Terms used in the Debenture Trust Deed shall have the same meaning in this Compliance Certificate.
2. We confirm that: [Insert details of covenants to be certified including calculations (if any)]
3. [We confirm that no Default is continuing.] *
4. [We confirm that there has been no Material Adverse Effect on the Company.] *

Signed:

.....

Director

[insert name of Company]

Signed:

.....

Director

[insert name of Company]

[Insert applicable certification language]

.....

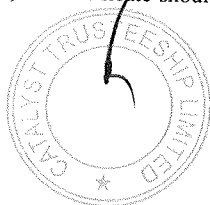
For and on behalf of:

[Insert name of auditors of the Company]

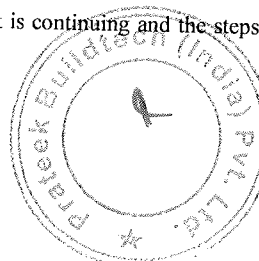
[Signatures]

* If this statement cannot be made, the certificate should identify any Default that is continuing and the steps, if any, being taken to remedy it.

* If this statement cannot be made, the certificate should identify any Default that is continuing and the steps, if any, being taken to remedy it.

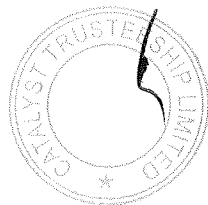


B

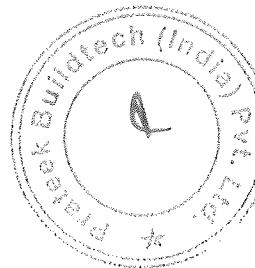


SCHEDULE 14: PROJECT COST

Balance cost	Amount (INR Cr.)
Construction cost	37.0
Trade Payables	27.0
Land Payments	87.0
Soft Cost	18.0
Customer Refunds	4.0
Total Balance cost	173.0



B



P

SCHEDULE 15: FORM OF SUBSCRIPTION NOTICE

[On the letter head of the Company]

To: [insert name of the Debenture Holders] (the “**Debenture Holder**”)

Copy: [insert name of the Trustee]

Date: [insert date]

Dear Sirs,

We refer to the Debenture Trust Deed dated [insert date] entered into between the Company and the Trustee named therein (“**Deed**”). Terms used in this Subscription Notice shall have the meaning given to them in the Deed.

We hereby request you to subscribe to [insert number] Debentures for a Face Value of Rs. [●] (Indian Rupees [in words]) per Debenture.

Pursuant to the Deed, we confirm that:

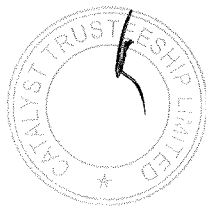
- (a) each of the conditions precedent (as applicable for the above requested subscription) in the Deed has been satisfied, and all necessary documents and confirmations in relation to the same is annexed to this Subscription Notice.
- (b) we are in compliance with all terms and conditions of the Transaction Documents and no Material Adverse Effect has occurred or is continuing as on date of this Subscription Notice.
- (c) The subscription monies should be credited to [insert account details].
- (d) This Subscription Notice is irrevocable. Clause 20.1 (*Governing Law*) and Clause 20.2 (*Jurisdiction*) of the Deed shall apply *mutatis mutandis* to this Subscription Notice.

Yours faithfully

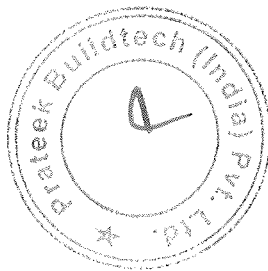
For [●]

[insert name],

[insert designation of Authorised Representative]



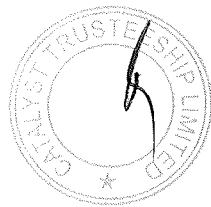
H



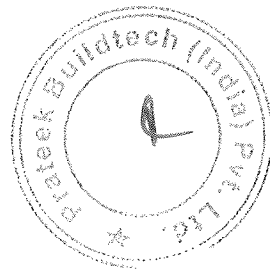
A

SCHEDULE 16: PROJECT FINANCIAL COVENANTS

Milestones for Quarter ending	Area Sold for the quarter	Cumulative Area Sales	Sales for the quarter	Cumulative Sales	Collections	Cumulative Collection
	in sqft	in sqft	Rs. Cr	Rs. Cr	Rs. Cr	Rs. Cr
31-03-2024	66,000	66,000	50	50	40	40
30-06-2024	50,000	1,16,000	35	85	40	80
30-09-2024	50,000	1,66,000	35	120	60	140
31-12-2024	61,000	2,27,000	45	165	75	215
31-03-2025	67,000	2,94,000	50	215	65	280
30-06-2025	47,000	3,41,000	35	250	45	325
30-09-2025	47,000	3,88,000	35	285	45	370
31-12-2025	58,000	4,46,000	40	325	45	415
31-03-2026	63,000	5,09,000	45	370	45	460
30-06-2026	47,000	5,56,000	35	405	50	510
30-09-2026	47,000	6,03,000	35	440	50	560
31-12-2026	58,000	6,61,000	40	480	50	610
31-03-2027	63,000	7,24,000	45	525	50	660
30-06-2027	47,000	7,71,000	40	565	50	710
30-09-2027	45,000	8,16,000	40	605	51	761



B



Q

SCHEDULE 17: ESG CONSIDERATIONS

I. BACKGROUND

The Debenture Holders have established, and will maintain, an environmental, social and governance (“ESG”) considerations, which forms an integral element of the investment decision-making (including its investment in Debentures) process of the Debenture Holders. The Debenture Holders will adjust and update its considerations from time to time to address any adverse change in the social or environmental risks and impacts of the Debenture Holders or its portfolio investments (including its investment in Debentures).

The ESG Considerations, as set out in this Schedule 17, are hereby adopted by the Company.

A. Integration of Sustainability Risks

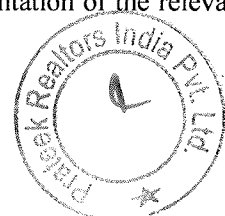
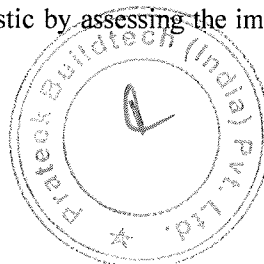
1. The Company will use the UN Global Compact and the Principles of Responsible Investing as guiding principles in the areas of human rights, labour, environment, anti-terrorism, anti-money laundering and anti-corruption, and will seek to incorporate the principles into its strategies, policies and procedures.
2. The Company will make best efforts to adopt identified social characteristics and monitor their progress, to the satisfaction of the Debenture Holders. The Debenture Holders and the Company will work together ensure compliance of the ESG Considerations to the satisfaction of the Debenture Holders.
3. The Debenture Holders will provide the Company with training, support for development of any corrective action plan and sharing best practices.
4. The Company must on a best-efforts basis, engage in regular and periodic reporting on material ESG issues to the Debenture Holders.

B. Promotion of Social Characteristics

1. As a part of its commitment to responsible investment, the Debenture Holders has identified *UN Sustainable Development Goal 16: Peace, Justice and Strong Institutions*, more specifically, *Target 16.5 (“SDG”)*, which is to substantially reduce terrorism, money laundering, corruption and bribery in all their forms as a guideline.
2. Specifically, the Company seeks to focus on the reduction and/or eradication of:
 - (i) corruption and bribery in all their forms;
 - (ii) money laundering;
 - (iii) terrorism;
 - (iv) insider trading; and
 - (v) sexual harassment at the workplace.
3. The Company will biannually measure the key performance indicators (“KPIs”) to measure the attainment of this social characteristic by assessing the implementation of the relevant



B



C

policies and systems, conducting employee trainings and reporting in a prompt manner on occurrence of any deviations / breaches to comply with the ESG Considerations.

4. The Company shall also provide to the Debenture Holders, other ESG related data, as may be required by the Debenture Holders, periodically.

C. Meeting Identified Social Characteristics

1. The Company will aim to meet the foregoing social characteristics by following the ESG Considerations.
2. The Company represents to provide identified social characteristics as may be required by the Debenture Holders, for the Debenture Holders to assess the Company's compliance with the ESG Considerations.

D. Methodologies to assess, measure and monitor environmental and social characteristics

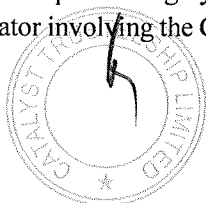
1. The Debenture Holders will identify specific KPIs for ongoing monitoring within 30 (thirty) days from the Deemed Date of Allotment. The Company will collect adequate data and reporting to assess and measure the KPIs, to the satisfaction of the Debenture Holders.
2. The KPIs will be measured biannually. The Company will provide to the Debenture Holders, annual reports of the compliance of the social and environmental characteristics. The Company will also provide to the Debenture Holders, other ESG related data, as may be required by the Debenture Holders on an annual basis along with prompt reporting on any negative deviation in the KPIs.
3. During each year till the Final Settlement Date, the Company and the Debenture Holders will mutually identify areas for augmenting environmental and social profile of the Company which will be implemented by the Company within reasonable timelines.

E. Good governance

1. The Company will operate on and comply with strong corporate governance, including legal compliance, business ethics, fair tax practices, board composition and diversity, dealings with related parties and whistleblowing systems. Specific measures for compliance with good governance practices may be stipulated by the Debenture Holders from time to time.
2. The Company will undertake training programmes for their employees to promote good governance practices and the Company's identified social characteristics in their organizations.

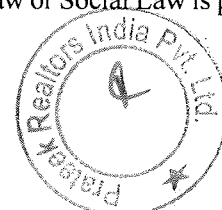
II. REPRESENTATIONS, WARRANTIES & COVENANTS

1. The Company shall ensure that it continues to be in compliance will all Applicable Laws, including Environmental Law, Social Law, and Environmental or Social Approvals applicable to it and no action, suit or proceeding by or before any court or governmental authority, authority or body or any arbitrator involving the Company with respect to Environmental Law or Social Law is pending



Handwritten mark resembling the letter 'B'.

147



Handwritten mark resembling the letter 'B'.

and, to the best of the Company's knowledge, no such actions, suits or proceedings are threatened or contemplated.

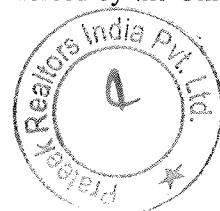
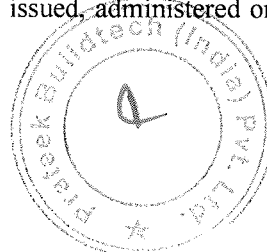
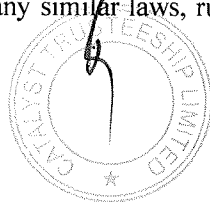
For the purpose of this Schedule 17, (a) Social Law refers to any applicable law or regulation concerning; (i) occupational health and safety; (ii) community welfare, and/or land or property rights; (iii) corruption and bribery in all their forms; (iv) money laundering; (v) terrorism; (vi) insider trading; and (vii) sexual harassment at the workplace; and (b) Environmental or Social Approvals refer to any authorisation required by an Environmental Law or Social Law.

2. The Company has not breached any Anti-Money Laundering Laws and Anti-Money Laundering Laws and Anti-Terrorism Financing Laws. The operations of the Company are and have been conducted at all times in compliance with all Anti-Money Laundering and Anti-Terrorism Financing Laws and no action, suit or proceeding by or before any court or governmental authority, authority or body or any arbitrator involving the Company with respect to Anti-Money Laundering and Anti-Terrorism Financing Laws is pending and, to the best of the Company's knowledge, no such actions, suits or proceedings are threatened or contemplated.

In addition to the definitions of 'Anti-Money Laundering Laws and Anti-Terrorism Financing Laws' under Clause 1.1 (*Definitions*) of this Deed, for the purpose of this Schedule 17, (a) Anti-Money Laundering Laws means all applicable financial record keeping and reporting requirements and the money laundering statutes and the rules and regulations thereunder, including those of the Prevention of Money Laundering Act, 2002, and any related or similar rules, regulations or guidelines, which in each case are issued, administered or enforced by any governmental authority having jurisdiction over the Company to which the Company is subject and (b) Anti-Terrorism Financing Laws also means all applicable references, requirements and regulations of the, Prevention of Money Laundering Act, 2002, or similar rules, regulations or guidelines, which in every case are issued, administered or enforced by any governmental agency, having jurisdiction over the Company, or to which the Company is subject. In the absence of an equivalent local regulation, the Prevention of Money Laundering Act, 2002 shall apply.

3. The Company or any of its employees or persons acting on behalf of the Company, directly or indirectly, has made, offered to make, promised to make or authorized the payment or giving of, directly or indirectly, an "unlawful payment" or "improper transfer of value" within the meaning of, and is not in any other way in violation of, the Foreign Corrupt Practices Act, 1977 ("FCPA"), or any other Anti-Corruption Laws. The Company, any employee or person associated with or acting on behalf of the Company, has directly or indirectly used any corporate funds for any unlawful contribution, gift, entertainment or other unlawful expense relating to political activity; made any direct or indirect unlawful payment or improper transfer of value to any public official or any employee from corporate funds; violated or is in violation of any provision of the FCPA or any other Anti-Corruption Laws; or made or received directly or indirectly any bribe, rebate, payoff, influence payment, kickback or other unlawful payment prohibited under any applicable law or regulation equivalent to the FCPA or any other Anti-Corruption Laws. The Company or any of its employees or persons acting on behalf of the Company is or has been subject to any action, proceeding, litigation, claim or investigation with regard to any actual or alleged unlawful payment or violation of the FCPA or any Anti-Corruption Law.

For the purpose of this Schedule 17, 'Anti-Corruption Laws' means the FCPA, the UK Bribery Act of 2010 or any similar laws, rules or regulations issued, administered or enforced by the United



Kingdom, the United States of America, the European Union or any of its member states, or any governmental authority having jurisdiction over the Company or any laws that are applicable from time to time to the Company.

4. The Company will notify the Debenture Holders within five (5) days after becoming aware of the occurrence of any social, labor, health and safety, security or environmental incident, accident or circumstance or any Environmental or Social Claim, current, or to its knowledge, pending or threatened that (i) has, or could reasonably be expected to have, a material adverse effect or negative impact on the reputation of the Debenture Holders or the Company, or (ii) involves or causes, or is reasonably likely to involve or cause, any material breach of the ESG Considerations, or (iii) has, or could reasonably result in an Environmental or Social Claim.

For the purpose of this Schedule 17, Environmental or Social Claim refers to any claim by any person in connection with; (i) a breach, or alleged breach, of an Environmental Law or Social Law; or (ii) any accident, fire, explosion or other event of any type involving an emission or substance which is capable of causing harm to any living organism or the environment.

5. The Company represents to provide to the Debenture Holders, information and/or documentation, as may be reasonably required by the Debenture Holders, periodically, for the Debenture Holders to assess the Company's compliance with this Schedule 17.

III. EVENT(S) OF DEFAULT

In addition to the Events of Default set out under Schedule 7 (*Events of Default*) of this Deed, each of the events or circumstances set out in this Schedule 17 ("**ESG Event(s) of Default**") will also independently constitute an Event of Default.

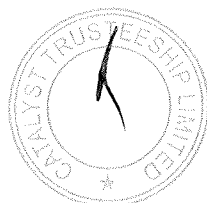
1. Breach of Law

The Company fails to comply with any Environmental Law, Social Law, Anti-Money Laundering Laws, Anti-Terrorism Financing Laws, Anti-Corruption Laws or fails to obtain any Environmental or Social Approvals.

2. Material Litigation

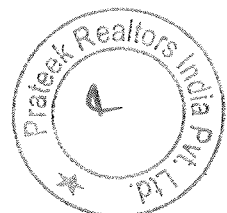
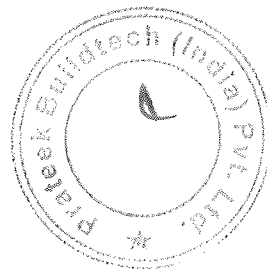
- i. Any legal proceeding or investigation is initiated by a governmental authority for violation of any Anti-Corruption Laws or Anti-Money Laundering Laws or any Anti-Terrorist Financing Laws against the Company or any of their directors or key managerial persons for the breach of any Anti-Corruption Laws, Anti-Money Laundering Laws, or Sanctions.
- ii. Registration of any first information report against the Company or their directors, or their arrest or conviction, in relation to a criminal offence involving moral turpitude, dishonesty, bribery or which otherwise impinges on the integrity of the Company or such directors, including any offence relating to Anti-Corruption Laws, Anti-Money Laundering Laws, or Sanctions.

IV. CONSEQUENCES OF ESG DEFAULT



149

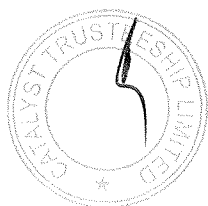
B



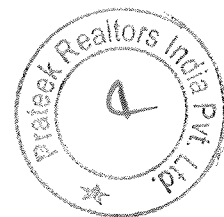
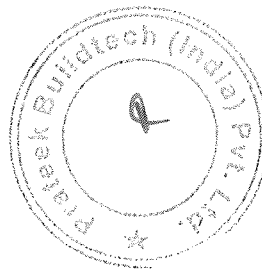
A

At any time after an ESG Event of Default has occurred (and have not been waived by the Debenture Holders), the Debenture Holders at their sole discretion, elect to:

1. the disbursement of funds to the Company, will be deferred until the ESG Event of Default is cured or waived off by the Debenture Holders, in accordance with the provisions of this Deed;
2. exit the Company on the recovery of the entire amount payable in accordance with the provisions of the Transaction Documents;
3. terminate this Deed immediately in accordance with the provisions of this Deed, subject to the Transaction Documents; and
4. exercise such other rights and remedies that the Debenture Holders may have under the Transaction Documents or under applicable law without any notice and without assigning any reason and at the risk and expense of the Company and, if necessary, as attorney for and in the name of the Company.



B

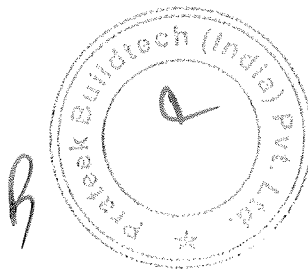
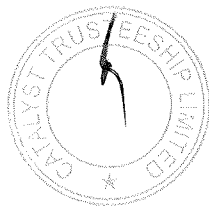


P

SCHEDULE 18: PROMOTERS

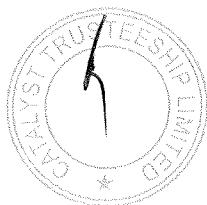
“Promoter 1” - Mr. Prashant Kumar Tiwari, an individual resident Indian aged about 59 years having permanent account number AAZPT8129L, holding passport number P8669055 and currently residing at H-15, Maharani Bagh, New Delhi- 110065, and includes his heirs and successors.

“Promoter 2” - Mr. Prateek Tiwari, an individual resident Indian aged about 34 years having permanent account number AJBPT0529R, holding passport number S1490551 and currently residing at H-15, Maharani Bagh, New Delhi- 110065, and includes his heirs and successors.

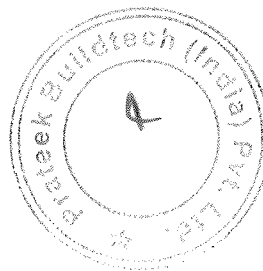


SCHEDULE 19: UNSOLD UNITS

[attached separately]



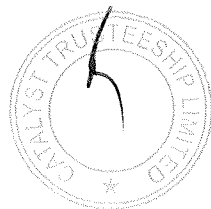
B



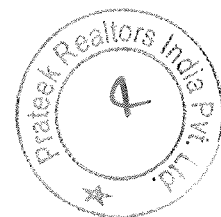
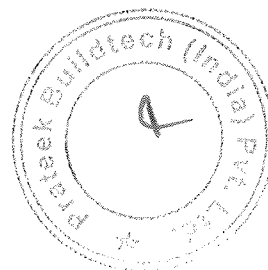
P

SCHEDULE 20: SOLD UNITS RECEIVABLES

[attached separately]



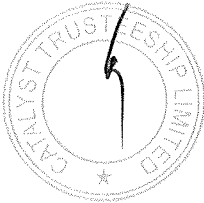
B



P

SCHEDULE 21: LITIGATION

[attached separately]



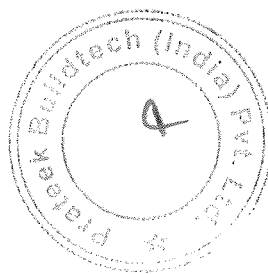
B



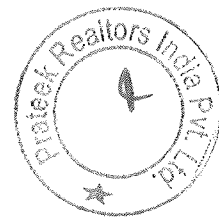
A

ANNEXURE A

[attached separately]



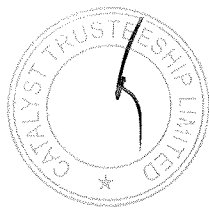
B



C

ANNEXURE B

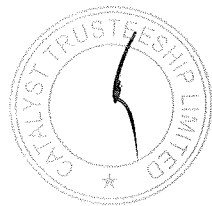
[attached separately]



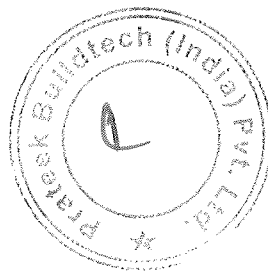
B P

ANNEXURE C

[attached separately]



B



C

IN WITNESS WHEREOF the Common Seal of the Company, the Sponsor has been hereunto affixed and the Trustee and the Promoters have caused these presents to be executed by its authorised officer on the day and year first hereinabove written in the manner hereinafter appearing.

The COMMON SEAL of PRATEEK REALTORS INDIA PRIVATE LIMITED the within-named COMPANY, has been hereunto affixed pursuant to the resolution passed by its Board of Directors at their meeting held on February 5, 2024, in the presence of Mr. Prashant Kr. Tiwari Director, Mr. Prateek Tiwari Director and Naresh Kr. Sharma who have signed in token thereof.

Notice details:

Address: Prateek Pro-Menage, A-42, Sector 67, Noida - 201301
Phone: +91 8448141287
Attention: Mr. Naresh Sharma
Email: naresh@prateekgroup.com

For Prateek Realtors India Pvt. Ltd.


Director

Signatory Name: Prashant Kr. Tiwari
Designation: For Prateek Realtors India Pvt. Ltd.
Director


Director

Signatory Name: Prateek Tiwari
Designation: Director
For Prateek Realtors India Pvt. Ltd.


Authorized Signatory

Signatory Name: Naresh Kr. Sharma
Designation: GM (Finance)

SIGNED AND DELIVERED by and on behalf of
**PRATEEK BUILDTECH (INDIA) PRIVATE
LIMITED** the within-named **Sponsor**, by the
hands of _____, its
_____, authorised pursuant
to the resolution passed by its board of directors at
their meeting held on _____.

For Prateek Buildtech (India) Pvt. Ltd.



Authorised Signatory

Notice details:

Address: Prateek Pro-Menage, A-42, Sector
67, Noida - 201301

Phone: +91 8448141287

Attention: Mr. Naresh Sharma

Email: naresh@prateekgroup.com

Signatory Name:

Designation:

SIGNED AND DELIVERED by **Mr. Prashant Kumar Tiwari** the within-named **PROMOTER**
1.



Notice details:

Address: H-15, Maharani Bagh, New Delhi,
Phone: 9818400215
Attention: Mr. Prashant Kumar Tiwari

SIGNED AND DELIVERED by **Mr. Prateek Tiwari** the within-named **PROMOTER 2**.

Notice details:

Address: H-15, Maharani Bagh, New Delhi,
Phone: 8826910004
Attention: Mr. Prateek Tiwari



SIGNED AND DELIVERED by **CATALYST TRUSTEESHIP LIMITED** the within-named **TRUSTEE**, by the hands of its authorised signatories.

Notice details:

Address: 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai-400013.

Phone: (022) 49220555

Attention: Mr. Umesh Salvi

Email: ComplianceCTL-

Mumbai@ctltrustee.com

For CATALYST TRUSTEESHIP LIMITED


Authorised Signatory

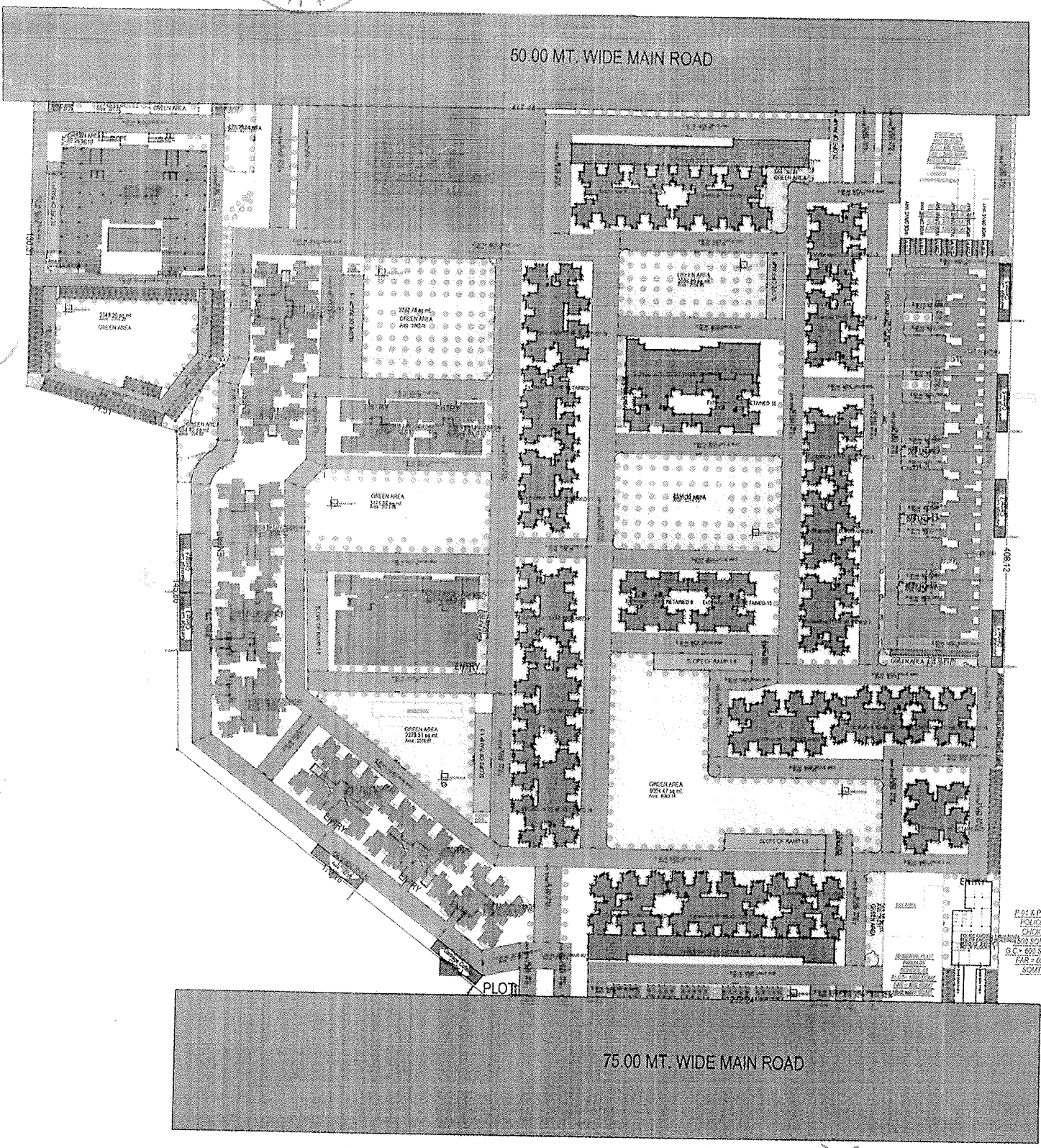
Signatory Name: ROHIT SISODIA
Designation: SENIOR MANAGER

Phase - III (Red mark)

Annexure - C

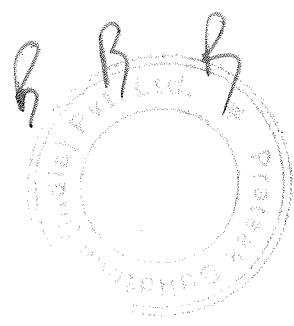


50.00 MT. WIDE MAIN ROAD

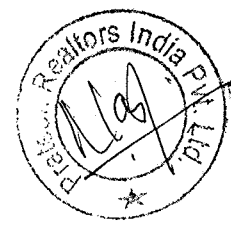


P.B. & P.
POLICE
CHIEF
MUNICIPALITY
S.C. - 600 005
P.B. - 600
SOMY

75.00 MT. WIDE MAIN ROAD



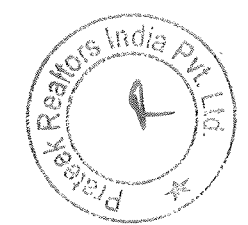
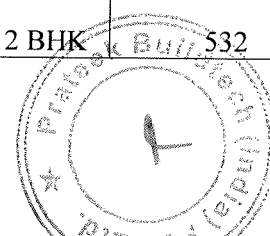
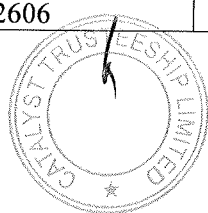
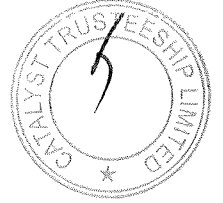
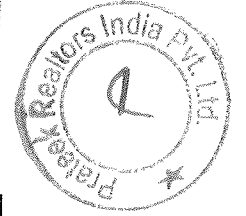
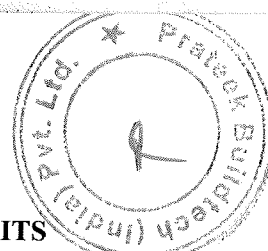
SITE PLAN
(Scale - 1:2000)



SCHEDULE 19: UNSOLD UNITS

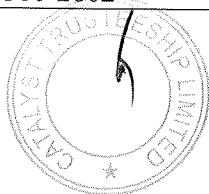
AS ON JANUARY 31, 2024

S. No	Flat No.	Tower	Area	Type	Carpet Area
1	P2-1801	P2	1,380	3 BHK	946
2	C10-1903	C10	1,795	3 BHK	1,272
3	C1-2108	C1	1,380	3 BHK	946
4	C1-107	C1	1,380	3 BHK	946
5	C1-2007	C1	1,380	3 BHK	946
6	C16-2403	C16	1,155	2 BHK	798
7	C1-2608	C1	1,380	3 BHK	946
8	C2-106	C2	1,380	3 BHK	946
9	P5-2406	P5	1,155	2 BHK	798
10	P1-2604	P1	1,380	3 BHK	946
11	C3-2606	C3	970	2 BHK	644
12	C4-8	C4	970	2 BHK	644
13	C4-2303	C4	770	2 BHK	532
14	C6-2304	C6	770	2 BHK	532
15	C7-2507	C7	970	2 BHK	644
16	P2-4	P2	1,380	3 BHK	946
17	C7-2306	C7	970	2 BHK	644
18	P8-1504	P8	770	2 BHK	532
19	C8-403	C8	970	2 BHK	644
20	C8-803	C8	970	2 BHK	644
21	C12-2304	C12	970	2 BHK	644
22	C14-2702	C14	1,795	3 BHK	1,272
23	C14-2104	C14	1,585	3 BHK	1,110
24	P8-2606	P8	770	2 BHK	532

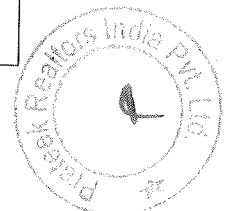
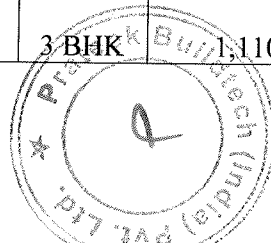


1
3
4

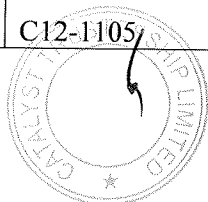
25	C14-1004	C14	1,585	3 BHK	1,110
26	P5-2207	P5	1,155	2 BHK	798
27	P5-401	P5	1,380	3 BHK	946
28	P5-1704	P5	1,380	3 BHK	946
29	P5-2503	P5	1,380	3 BHK	946
30	P5-2002	P5	1,380	3 BHK	946
31	P5-403	P5	1,380	3 BHK	946
32	P5-808	P5	1,155	2 BHK	798
33	P5-2005	P5	1,155	2 BHK	798
34	C3-1104	C3	770	2 BHK	532
35	P5-2201	P5	1,380	3 BHK	946
36	P5-2302	P5	1,380	3 BHK	946
37	P5-1503	P5	1,380	3 BHK	946
38	P6-1	P6	1,380	3 BHK	946
39	P6-1701	P6	1,380	3 BHK	946
40	P6-2505	P6	1,155	2 BHK	798
41	P6-1806	P6	1,155	2 BHK	798
42	P6-703	P6	1,380	3 BHK	946
43	C1-1907	C1	1,380	3 BHK	946
44	C1-2808	C1	1,380	3 BHK	946
45	C1-1701	C1	1,155	2 BHK	798
46	C1-2605	C1	1,380	3 BHK	946
47	C10-2403	C10	1,795	3 BHK	1,272
48	C2-1506	C2	1,380	3 BHK	946
49	C10-2501	C10	1,585	3 BHK	1,110
50	C10-2503	C10	1,795	3 BHK	1,272
51	C10-2602	C10	1,585	3 BHK	1,110



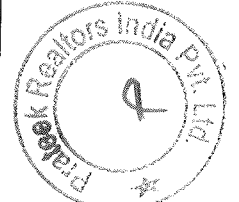
2
B e



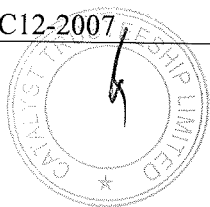
52	C10-2603	C10	1,795	3 BHK	1,272
53	C10-2604	C10	1,795	3 BHK	1,272
54	C11-1401	C11	770	2 BHK	532
55	C11-1402	C11	770	2 BHK	532
56	C11-1507	C11	970	2 BHK	644
57	C4-2503	C4	770	2 BHK	532
58	C1-2404	C1	1,155	2 BHK	798
59	C11-1601	C11	770	2 BHK	532
60	C11-1607	C11	970	2 BHK	644
61	C11-1706	C11	970	2 BHK	644
62	C11-2006	C11	970	2 BHK	644
63	C11-2106	C11	970	2 BHK	644
64	C11-2107	C11	970	2 BHK	644
65	C11-2407	C11	970	2 BHK	644
66	C11-2506	C11	970	2 BHK	644
67	C11-2507	C11	970	2 BHK	644
68	C11-2601	C11	770	2 BHK	532
69	C11-2602	C11	770	2 BHK	532
70	C11-2605	C11	970	2 BHK	644
71	C11-2606	C11	970	2 BHK	644
72	C11-2607	C11	970	2 BHK	644
73	C11-2608	C11	970	2 BHK	644
74	C11-607	C11	970	2 BHK	644
75	C11-807	C11	970	2 BHK	644
76	C12-1002	C12	970	2 BHK	644
77	C12-1005	C12	770	2 BHK	532
78	C12-1105	C12	770	2 BHK	532



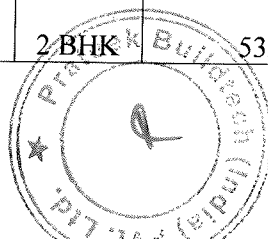
3
R A



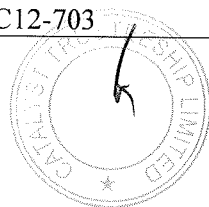
79	C12-1205	C12	770	2 BHK	532
80	C12-1405	C12	770	2 BHK	532
81	C12-1407	C12	770	2 BHK	532
82	C12-1408	C12	770	2 BHK	532
83	C12-1503	C12	970	2 BHK	644
84	C12-1605	C12	770	2 BHK	532
85	C12-1802	C12	970	2 BHK	644
86	C12-1803	C12	970	2 BHK	644
87	C12-1805	C12	770	2 BHK	532
88	C12-1602	C12	970	2 BHK	644
89	C12-903	C12	970	2 BHK	644
90	C12-605	C12	770	2 BHK	532
91	C12-2406	C12	770	2 BHK	532
92	C12-1707	C12	770	2 BHK	532
93	C12-1508	C12	770	2 BHK	532
94	C12-2308	C12	770	2 BHK	532
95	C12-102	C12	970	2 BHK	644
96	C12-202	C12	970	2 BHK	644
97	C12-401	C12	970	2 BHK	644
98	C12-1	C12	970	2 BHK	644
99	C12-502	C12	970	2 BHK	644
100	C12-1807	C12	770	2 BHK	532
101	C12-1902	C12	970	2 BHK	644
102	C12-1903	C12	970	2 BHK	644
103	C12-1907	C12	770	2 BHK	532
104	C12-2005	C12	770	2 BHK	532
105	C12-2007	C12	770	2 BHK	532



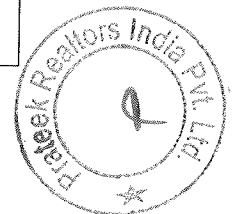
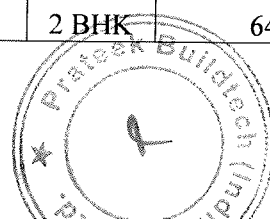
B A



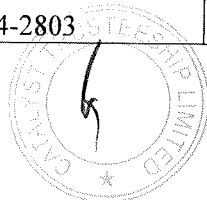
106	C12-207	C12	770	2 BHK	532
107	C12-2102	C12	970	2 BHK	644
108	C12-2103	C12	970	2 BHK	644
109	C12-2203	C12	970	2 BHK	644
110	C12-2303	C12	970	2 BHK	644
111	C12-2402	C12	970	2 BHK	644
112	C12-2403	C12	970	2 BHK	644
113	C12-2503	C12	970	2 BHK	644
114	C12-2602	C12	970	2 BHK	644
115	C12-2603	C12	970	2 BHK	644
116	C12-2605	C12	770	2 BHK	532
117	C12-2608	C12	770	2 BHK	532
118	C12-2702	C12	970	2 BHK	644
119	C12-2703	C12	970	2 BHK	644
120	C12-2708	C12	770	2 BHK	532
121	C12-2801	C12	970	2 BHK	644
122	C12-2802	C12	970	2 BHK	644
123	C12-2803	C12	970	2 BHK	644
124	C12-2804	C12	970	2 BHK	644
125	C12-2805	C12	770	2 BHK	532
126	C12-2807	C12	770	2 BHK	532
127	C12-2808	C12	770	2 BHK	532
128	C12-302	C12	970	2 BHK	644
129	C12-407	C12	770	2 BHK	532
130	C12-602	C12	970	2 BHK	644
131	C12-607	C12	770	2 BHK	532
132	C12-703	C12	970	2 BHK	644



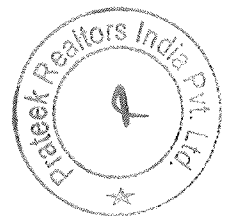
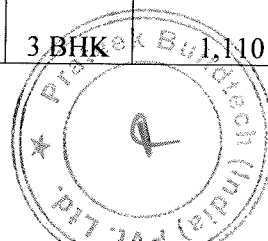
5
H A



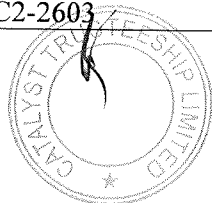
133	C1-2705	C1	1,380	3 BHK	946
134	C1-2706	C1	1,380	3 BHK	946
135	C1-1803	C1	1,155	2 BHK	798
136	C12-707	C12	770	2 BHK	532
137	C1-2802	C1	1,155	2 BHK	798
138	C12-803	C12	970	2 BHK	644
139	C1-2803	C1	1,155	2 BHK	798
140	C1-2804	C1	1,155	2 BHK	798
141	C12-805	C12	770	2 BHK	532
142	C1-2805	C1	1,380	3 BHK	946
143	C1-2806	C1	1,380	3 BHK	946
144	C8-207	C8	970	2 BHK	644
145	C12-807	C12	770	2 BHK	532
146	C1-2807	C1	1,380	3 BHK	946
147	C12-905	C12	770	2 BHK	532
148	C12-907	C12	770	2 BHK	532
149	C14-1904	C14	1,585	3 BHK	1,110
150	C14-2004	C14	1,585	3 BHK	1,110
151	C14-2504	C14	1,585	3 BHK	1,110
152	C14-2701	C14	1,795	3 BHK	1,272
153	C3-506	C3	970	2 BHK	644
154	C14-2703	C14	1,585	3 BHK	1,110
155	C14-2704	C14	1,585	3 BHK	1,110
156	C14-1001	C14	1,795	3 BHK	1,272
157	C14-1804	C14	1,585	3 BHK	1,110
158	C14-2301	C14	1,795	3 BHK	1,272
159	C14-2803	C14	1,585	3 BHK	1,110



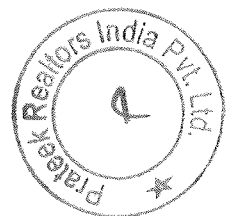
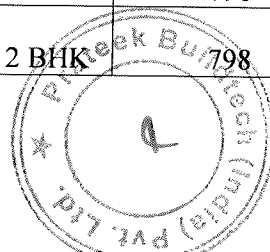
6 B A



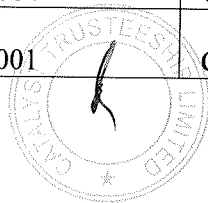
160	C14-2804	C14	1,585	3 BHK	1,110
161	C14-2901	C14	1,795	3 BHK	1,272
162	C14-2904	C14	1,585	3 BHK	1,110
163	C15-1503	C15	1,585	3 BHK	1,110
164	C15-2003	C15	1,585	3 BHK	1,110
165	C15-2103	C15	1,585	3 BHK	1,110
166	C15-2203	C15	1,585	3 BHK	1,110
167	C15-2503	C15	1,585	3 BHK	1,110
168	C15-2602	C15	1,795	3 BHK	1,110
169	C15-2603	C15	1,585	3 BHK	1,110
170	C15-2604	C15	1,585	3 BHK	1,110
171	C16-2503	C16	1,155	2 BHK	798
172	C16-806	C16	1,380	3 BHK	946
173	C16-1201	C16	1,155	2 BHK	798
174	C16-1204	C16	1,155	2 BHK	798
175	C16-608	C16	1,380	3 BHK	946
176	C16-903	C16	1,155	2 BHK	798
177	C16-2302	C16	1,155	2 BHK	798
178	C16-2604	C16	1,155	2 BHK	798
179	C16-1406	C16	1,380	3 BHK	946
180	C16-2602	C16	1,155	2 BHK	798
181	C16-2603	C16	1,155	2 BHK	798
182	C16-2605	C16	1,380	3 BHK	946
183	C2-2601	C2	1,155	2 BHK	798
184	C2-2502	C2	1,155	2 BHK	798
185	C2-2602	C2	1,155	2 BHK	798
186	C2-2603	C2	1,155	2 BHK	798



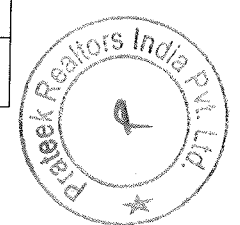
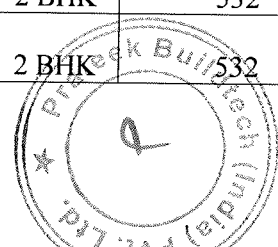
7
h a



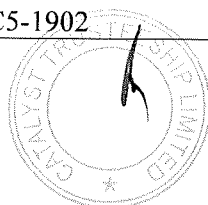
187	C2-2606	C2	1,380	3 BHK	946
188	C2-2607	C2	1,380	3 BHK	946
189	C2-2608	C2	1,380	3 BHK	946
190	C2-1005	C2	1,380	3 BHK	946
191	C2-1105	C2	1,380	3 BHK	946
192	C2-2103	C2	1,155	2 BHK	798
193	C3-1204	C3	770	2 BHK	532
194	C3-2607	C3	970	2 BHK	644
195	C4-1002	C4	770	2 BHK	532
196	C4-101	C4	770	2 BHK	532
197	C4-103	C4	770	2 BHK	532
198	C4-1502	C4	770	2 BHK	532
199	C4-1601	C4	770	2 BHK	532
200	C4-2701	C4	770	2 BHK	532
201	C4-2801	C4	770	2 BHK	532
202	C4-2002	C4	770	2 BHK	532
203	C4-1602	C4	770	2 BHK	532
204	C4-501	C4	770	2 BHK	532
205	C4-2807	C4	970	2 BHK	644
206	C4-1603	C4	770	2 BHK	532
207	C4-1803	C4	770	2 BHK	532
208	C4-1901	C4	770	2 BHK	532
209	C4-2	C4	770	2 BHK	532
210	C4-601	C4	770	2 BHK	532
211	C4-801	C4	770	2 BHK	532
212	C4-2004	C4	770	2 BHK	532
213	C4-2001	C4	770	2 BHK	532



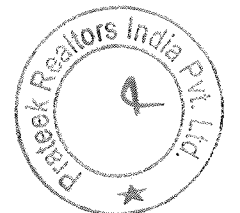
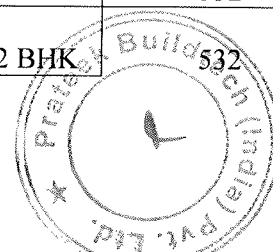
8
B A



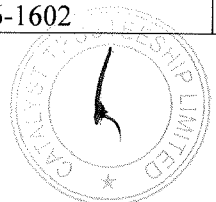
214	C4-203	C4	770	2 BHK	532
215	C3-2604	C3	770	2 BHK	532
216	C3-2605	C3	970	2 BHK	644
217	C3-1904	C3	770	2 BHK	532
218	C4-2603	C4	770	2 BHK	532
219	C4-3	C4	770	2 BHK	532
220	C4-802	C4	770	2 BHK	532
221	C5-1601	C5	770	2 BHK	532
222	C5-104	C5	770	2 BHK	532
223	C4-1701	C4	770	2 BHK	532
224	C5-1202	C5	770	2 BHK	532
225	C5-1402	C5	770	2 BHK	532
226	C5-1403	C5	770	2 BHK	532
227	C5-1404	C5	770	2 BHK	532
228	C5-1602	C5	770	2 BHK	532
229	C5-1603	C5	770	2 BHK	532
230	C5-1604	C5	770	2 BHK	532
231	C5-1702	C5	770	2 BHK	532
232	C5-1802	C5	770	2 BHK	532
233	C5-2	C5	770	2 BHK	532
234	C5-2502	C5	770	2 BHK	532
235	C5-803	C5	770	2 BHK	532
236	C5-2003	C5	770	2 BHK	532
237	C5-1904	C5	770	2 BHK	532
238	C5-1101	C5	770	2 BHK	532
239	C5-1804	C5	770	2 BHK	532
240	C5-1902	C5	770	2 BHK	532



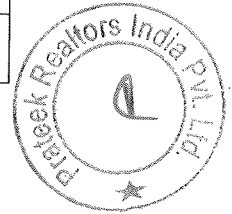
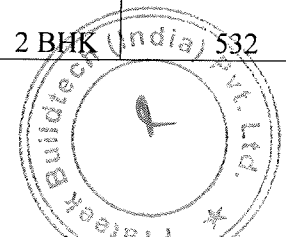
Handwritten initials 'H A'.



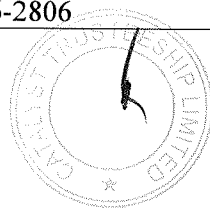
241	C5-1903	C5	770	2 BHK	532
242	C5-2004	C5	770	2 BHK	532
243	C5-202	C5	770	2 BHK	532
244	C5-204	C5	770	2 BHK	532
245	C5-2402	C5	770	2 BHK	532
246	C5-2602	C5	770	2 BHK	532
247	C5-2606	C5	970	2 BHK	644
248	C5-2607	C5	970	2 BHK	644
249	C5-302	C5	770	2 BHK	532
250	C5-303	C5	770	2 BHK	532
251	C5-402	C5	770	2 BHK	532
252	C5-403	C5	770	2 BHK	532
253	C5-404	C5	770	2 BHK	532
254	C5-503	C5	770	2 BHK	532
255	C5-504	C5	770	2 BHK	532
256	C5-602	C5	770	2 BHK	532
257	C5-603	C5	770	2 BHK	532
258	C5-604	C5	770	2 BHK	532
259	C6-101	C6	770	2 BHK	532
260	C6-103	C6	770	2 BHK	532
261	C6-104	C6	770	2 BHK	532
262	C6-1103	C6	770	2 BHK	532
263	C6-1502	C6	770	2 BHK	532
264	C6-1503	C6	770	2 BHK	532
265	C6-1504	C6	770	2 BHK	532
266	C6-1601	C6	770	2 BHK	532
267	C6-1602	C6	770	2 BHK	532



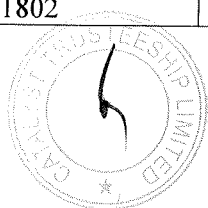
10
h e



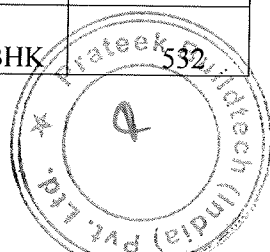
268	C6-1701	C6	770	2 BHK	532
269	C6-1703	C6	770	2 BHK	532
270	C6-1704	C6	770	2 BHK	532
271	C6-1801	C6	770	2 BHK	532
272	C6-1802	C6	770	2 BHK	532
273	C6-1803	C6	770	2 BHK	532
274	C6-106	C6	970	2 BHK	644
275	C6-1804	C6	770	2 BHK	532
276	C6-1901	C6	770	2 BHK	532
277	C6-1902	C6	770	2 BHK	532
278	C6-1903	C6	770	2 BHK	532
279	C6-1904	C6	770	2 BHK	532
280	C6-2001	C6	770	2 BHK	532
281	C6-2002	C6	770	2 BHK	532
282	C6-2003	C6	770	2 BHK	532
283	C6-2004	C6	770	2 BHK	532
284	C6-201	C6	770	2 BHK	532
285	C6-202	C6	770	2 BHK	532
286	C6-2303	C6	770	2 BHK	532
287	C6-2403	C6	770	2 BHK	532
288	C6-2603	C6	770	2 BHK	532
289	C6-2604	C6	770	2 BHK	532
290	C6-1105	C6	970	2 BHK	644
291	C6-2703	C6	770	2 BHK	532
292	C6-2802	C6	770	2 BHK	532
293	C6-2803	C6	770	2 BHK	532
294	C6-2806	C6	970	2 BHK	644



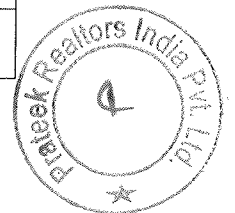
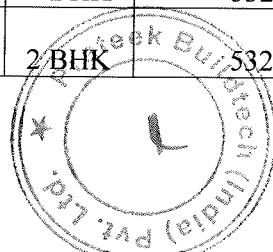
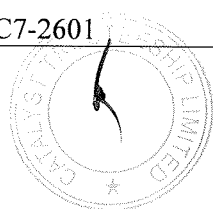
295	C6-301	C6	770	2 BHK	532
296	C6-302	C6	770	2 BHK	532
297	C6-304	C6	770	2 BHK	532
298	C6-401	C6	770	2 BHK	532
299	C6-402	C6	770	2 BHK	532
300	C6-501	C6	770	2 BHK	532
301	C6-502	C6	770	2 BHK	532
302	C7-1102	C7	770	2 BHK	532
303	C6-504	C6	770	2 BHK	532
304	C6-601	C6	770	2 BHK	532
305	C6-602	C6	770	2 BHK	532
306	C6-603	C6	770	2 BHK	532
307	C6-604	C6	770	2 BHK	532
308	C6-902	C6	770	2 BHK	532
309	C7-101	C7	770	2 BHK	532
310	C7-102	C7	770	2 BHK	532
311	C7-103	C7	770	2 BHK	532
312	C7-1401	C7	770	2 BHK	532
313	C7-1402	C7	770	2 BHK	532
314	C7-1403	C7	770	2 BHK	532
315	C7-1601	C7	770	2 BHK	532
316	C7-1602	C7	770	2 BHK	532
317	C7-1603	C7	770	2 BHK	532
318	C7-1701	C7	770	2 BHK	532
319	C7-1702	C7	770	2 BHK	532
320	C7-1801	C7	770	2 BHK	532
321	C7-1802	C7	770	2 BHK	532



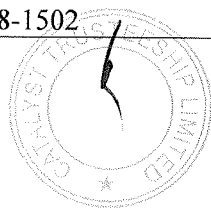
Handwritten initials 'H A'.



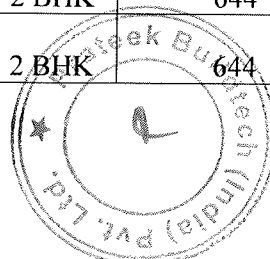
322	C7-1803	C7	770	2 BHK	532
323	C7-1901	C7	770	2 BHK	532
324	C7-1902	C7	770	2 BHK	532
325	C7-1903	C7	770	2 BHK	532
326	C7-2001	C7	770	2 BHK	532
327	C7-2002	C7	770	2 BHK	532
328	C7-2003	C7	770	2 BHK	532
329	C7-201	C7	770	2 BHK	532
330	C7-202	C7	770	2 BHK	532
331	C7-203	C7	770	2 BHK	532
332	C7-2004	C7	770	2 BHK	532
333	C7-2505	C7	970	2 BHK	644
334	C7-2101	C7	770	2 BHK	532
335	C7-2102	C7	770	2 BHK	532
336	C7-2301	C7	770	2 BHK	532
337	C7-2302	C7	770	2 BHK	532
338	C7-4	C7	770	2 BHK	532
339	C7-902	C7	770	2 BHK	532
340	C7-1001	C7	770	2 BHK	532
341	C7-2	C7	770	2 BHK	532
342	C7-2401	C7	770	2 BHK	532
343	C7-2402	C7	770	2 BHK	532
344	C7-2406	C7	970	2 BHK	644
345	C7-2407	C7	970	2 BHK	644
346	C7-2501	C7	770	2 BHK	532
347	C7-2502	C7	770	2 BHK	532
348	C7-2601	C7	770	2 BHK	532



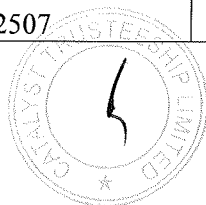
349	C7-2605	C7	970	2 BHK	644
350	C7-2606	C7	970	2 BHK	644
351	C7-2607	C7	970	2 BHK	644
352	C7-2608	C7	970	2 BHK	644
353	C7-3	C7	770	2 BHK	532
354	C7-301	C7	770	2 BHK	532
355	C7-302	C7	770	2 BHK	532
356	C7-401	C7	770	2 BHK	532
357	C7-402	C7	770	2 BHK	532
358	C7-403	C7	770	2 BHK	532
359	C7-501	C7	770	2 BHK	532
360	C7-502	C7	770	2 BHK	532
361	C7-503	C7	770	2 BHK	532
362	C7-601	C7	770	2 BHK	532
363	C7-603	C7	770	2 BHK	532
364	C8-1006	C8	970	2 BHK	644
365	C8-1007	C8	970	2 BHK	644
366	C8-1203	C8	970	2 BHK	644
367	C8-1402	C8	970	2 BHK	644
368	C8-1403	C8	970	2 BHK	644
369	C8-1406	C8	970	2 BHK	644
370	C8-1407	C8	970	2 BHK	644
371	C8-1602	C8	970	2 BHK	644
372	C8-1207	C8	970	2 BHK	644
373	C8-2103	C8	970	2 BHK	644
374	C8-1202	C8	970	2 BHK	644
375	C8-1502	C8	970	2 BHK	644



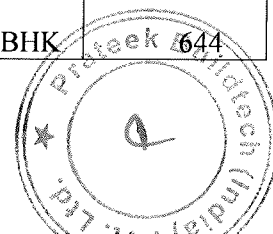
H R



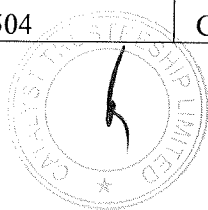
376	C8-2	C8	970	2 BHK	644
377	C8-2105	C8	970	2 BHK	644
378	C8-2106	C8	970	2 BHK	644
379	C8-1606	C8	970	2 BHK	644
380	C8-1607	C8	970	2 BHK	644
381	C8-1702	C8	970	2 BHK	644
382	C8-1707	C8	970	2 BHK	644
383	C8-1802	C8	970	2 BHK	644
384	C8-1803	C8	970	2 BHK	644
385	C8-1902	C8	970	2 BHK	644
386	C8-1906	C8	970	2 BHK	644
387	C8-1907	C8	970	2 BHK	644
388	C8-2002	C8	970	2 BHK	644
389	C8-2003	C8	970	2 BHK	644
390	C8-2007	C8	970	2 BHK	644
391	C8-203	C8	970	2 BHK	644
392	C8-2107	C8	970	2 BHK	644
393	C8-2302	C8	970	2 BHK	644
394	C8-2303	C8	970	2 BHK	644
395	C8-406	C8	970	2 BHK	644
396	C8-1706	C8	970	2 BHK	644
397	C8-2406	C8	970	2 BHK	644
398	C8-2502	C8	970	2 BHK	644
399	C8-2503	C8	970	2 BHK	644
400	C8-2504	C8	970	2 BHK	644
401	C8-2506	C8	970	2 BHK	644
402	C8-2507	C8	970	2 BHK	644



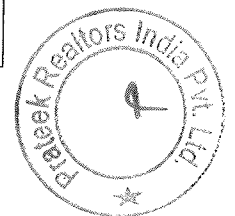
B A



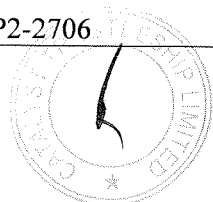
403	C8-2508	C8	970	2 BHK	644
404	C8-303	C8	970	2 BHK	644
405	C8-307	C8	970	2 BHK	644
406	C8-407	C8	970	2 BHK	644
407	C8-502	C8	970	2 BHK	644
408	C8-506	C8	970	2 BHK	644
409	C8-507	C8	970	2 BHK	644
410	C8-606	C8	970	2 BHK	644
411	C8-607	C8	970	2 BHK	644
412	C8-702	C8	970	2 BHK	644
413	C8-706	C8	970	2 BHK	644
414	C8-707	C8	970	2 BHK	644
415	C8-802	C8	970	2 BHK	644
416	C10-2003	C10	1,795	3 BHK	1,272
417	C10-101	C10	1,585	3 BHK	1,110
418	C8-806	C8	970	2 BHK	644
419	C8-807	C8	970	2 BHK	644
420	C8-906	C8	970	2 BHK	644
421	C8-907	C8	970	2 BHK	644
422	C9-1604	C9	1,795	3 BHK	1,272
423	C9-2103	C9	1,795	3 BHK	1,272
424	C9-1804	C9	1,795	3 BHK	1,272
425	C9-1904	C9	1,795	3 BHK	1,272
426	C9-2004	C9	1,795	3 BHK	1,272
427	C9-2304	C9	1,795	3 BHK	1,272
428	C9-2404	C9	1,795	3 BHK	1,272
429	C9-2504	C9	1,795	3 BHK	1,272



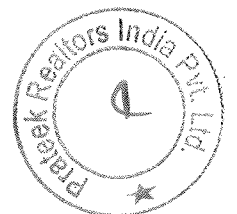
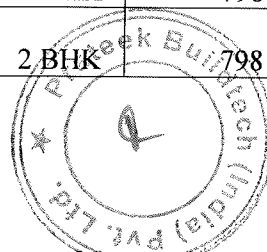
BA



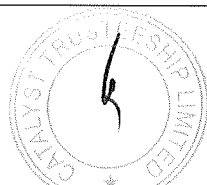
430	C9-2604	C9	1,795	3 BHK	1,272
431	C9-2704	C9	1,795	3 BHK	1,272
432	C9-2801	C9	1,585	3 BHK	1,110
433	C9-2804	C9	1,795	3 BHK	1,272
434	C9-2901	C9	1,585	3 BHK	1,110
435	C9-2902	C9	1,585	3 BHK	1,110
436	P1-1005	P1	1,380	3 BHK	946
437	P1-1505	P1	1,380	3 BHK	946
438	P1-1805	P1	1,380	3 BHK	946
439	P1-2005	P1	1,380	3 BHK	946
440	P1-2105	P1	1,380	3 BHK	946
441	P1-2304	P1	1,380	3 BHK	946
442	P1-2305	P1	1,380	3 BHK	946
443	P1-2405	P1	1,380	3 BHK	946
444	P1-2504	P1	1,380	3 BHK	946
445	P1-2505	P1	1,380	3 BHK	946
446	P1-2606	P1	1,380	3 BHK	946
447	P1-905	P1	1,380	3 BHK	946
448	P2-1608	P2	1,155	2 BHK	798
449	P2-1808	P2	1,155	2 BHK	798
450	P2-1908	P2	1,155	2 BHK	798
451	P2-2208	P2	1,155	2 BHK	798
452	P2-2308	P2	1,155	2 BHK	798
453	P2-2408	P2	1,155	2 BHK	798
454	P2-2508	P2	1,155	2 BHK	798
455	P2-2705	P2	1,155	2 BHK	798
456	P2-2706	P2	1,155	2 BHK	798



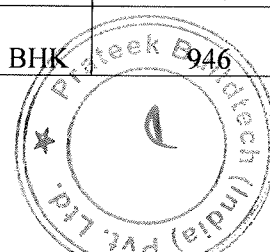
17
H A



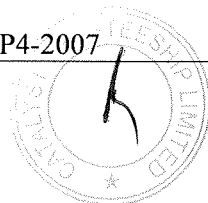
457	P2-2708	P2	1,155	2 BHK	798
458	P2-2801	P2	1,380	3 BHK	946
459	P2-2802	P2	1,380	3 BHK	946
460	P2-2803	P2	1,380	3 BHK	946
461	P2-2805	P2	1,155	2 BHK	798
462	P2-2806	P2	1,155	2 BHK	798
463	P2-2807	P2	1,155	2 BHK	798
464	P2-2808	P2	1,155	2 BHK	798
465	P3-1605	P3	1,380	3 BHK	946
466	P3-1706	P3	1,380	3 BHK	946
467	P3-1805	P3	1,380	3 BHK	946
468	P3-1905	P3	1,380	3 BHK	946
469	P3-1906	P3	1,380	3 BHK	946
470	P3-2005	P3	1,380	3 BHK	946
471	P3-2006	P3	1,380	3 BHK	946
472	P3-205	P3	1,380	3 BHK	946
473	P3-2206	P3	1,380	3 BHK	946
474	P3-2305	P3	1,380	3 BHK	946
475	P3-2306	P3	1,380	3 BHK	946
476	P3-2405	P3	1,380	3 BHK	946
477	P3-2406	P3	1,380	3 BHK	946
478	P3-2505	P3	1,380	3 BHK	946
479	P3-2506	P3	1,380	3 BHK	946
480	P3-2604	P3	1,380	3 BHK	946
481	P3-2605	P3	1,380	3 BHK	946
482	P3-2606	P3	1,380	3 BHK	946
483	P3-605	P3	1,380	3 BHK	946



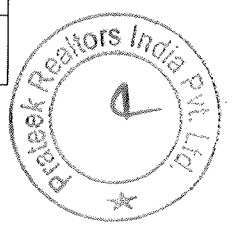
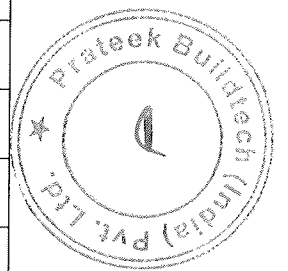
B A



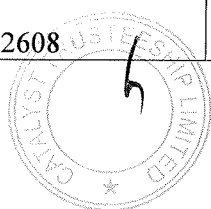
484	P3-805	P3	1,380	3 BHK	946
485	P3-905	P3	1,380	3 BHK	946
486	P4-1001	P4	1,380	3 BHK	946
487	P4-1002	P4	1,380	3 BHK	946
488	P4-102	P4	1,380	3 BHK	946
489	P4-103	P4	1,380	3 BHK	946
490	P4-1401	P4	1,380	3 BHK	946
491	P4-1402	P4	1,380	3 BHK	946
492	P4-1403	P4	1,380	3 BHK	946
493	P4-1502	P4	1,380	3 BHK	946
494	P4-1503	P4	1,380	3 BHK	946
495	P4-1507	P4	1,155	2 BHK	798
496	P4-1602	P4	1,380	3 BHK	946
497	P4-1603	P4	1,380	3 BHK	946
498	P4-1802	P4	1,380	3 BHK	946
499	P4-1803	P4	1,380	3 BHK	946
500	P4-1807	P4	1,155	2 BHK	798
501	P4-1808	P4	1,155	2 BHK	798
502	P4-1901	P4	1,380	3 BHK	946
503	P4-1902	P4	1,380	3 BHK	946
504	P4-1903	P4	1,380	3 BHK	946
505	P4-1907	P4	1,155	2 BHK	798
506	P4-1908	P4	1,155	2 BHK	798
507	P4-2001	P4	1,380	3 BHK	946
508	P4-2002	P4	1,380	3 BHK	946
509	P4-2003	P4	1,380	3 BHK	946
510	P4-2007	P4	1,155	2 BHK	798



B L

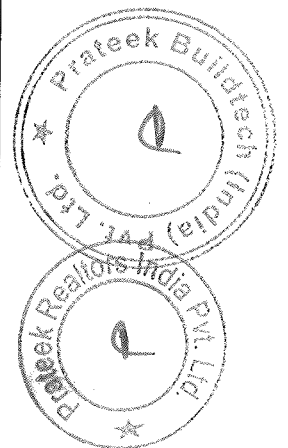


511	P4-2008	P4	1,155	2 BHK	798
512	P4-202	P4	1,380	3 BHK	946
513	P4-203	P4	1,380	3 BHK	946
514	P4-2102	P4	1,380	3 BHK	946
515	P4-2103	P4	1,380	3 BHK	946
516	P4-2108	P4	1,155	2 BHK	798
517	P4-2203	P4	1,380	3 BHK	946
518	P4-2301	P4	1,380	3 BHK	946
519	P4-2302	P4	1,380	3 BHK	946
520	P4-2303	P4	1,380	3 BHK	946
521	P4-2307	P4	1,155	2 BHK	798
522	P4-2308	P4	1,155	2 BHK	798
523	P4-2401	P4	1,380	3 BHK	946
524	P4-2402	P4	1,380	3 BHK	946
525	P4-2403	P4	1,380	3 BHK	946
526	P4-2407	P4	1,155	2 BHK	798
527	P4-2408	P4	1,155	2 BHK	798
528	P4-2501	P4	1,380	3 BHK	946
529	P4-2502	P4	1,380	3 BHK	946
530	P4-2503	P4	1,380	3 BHK	946
531	P4-2507	P4	1,155	2 BHK	798
532	P4-2508	P4	1,155	2 BHK	798
533	P4-2601	P4	1,380	3 BHK	946
534	P4-2602	P4	1,380	3 BHK	946
535	P4-2603	P4	1,380	3 BHK	946
536	P4-2607	P4	1,155	2 BHK	798
537	P4-2608	P4	1,155	2 BHK	798

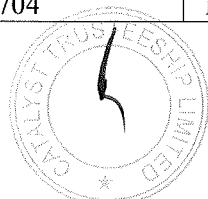


R

Q



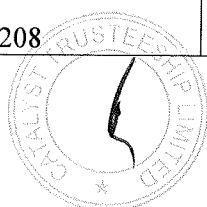
538	P4-3	P4	1,380	3 BHK	946
539	P4-302	P4	1,380	3 BHK	946
540	P4-303	P4	1,380	3 BHK	946
541	P4-401	P4	1,380	3 BHK	946
542	P4-601	P4	1,380	3 BHK	946
543	P4-7	P4	1,155	2 BHK	798
544	P4-802	P4	1,380	3 BHK	946
545	P4-807	P4	1,155	2 BHK	798
546	P4-902	P4	1,380	3 BHK	946
547	P4-903	P4	1,380	3 BHK	946
548	P5-1002	P5	1,380	3 BHK	946
549	P5-1902	P5	1,380	3 BHK	946
550	P5-1903	P5	1,380	3 BHK	946
551	P5-2103	P5	1,380	3 BHK	946
552	P5-2202	P5	1,380	3 BHK	946
553	P5-2303	P5	1,380	3 BHK	946
554	P5-2306	P5	1,155	2 BHK	798
555	P5-2403	P5	1,380	3 BHK	946
556	P5-2501	P5	1,380	3 BHK	946
557	P5-2601	P5	1,380	3 BHK	946
558	P5-2602	P5	1,380	3 BHK	946
559	P5-2603	P5	1,380	3 BHK	946
560	P5-2606	P5	1,155	2 BHK	798
561	P5-2608	P5	1,155	2 BHK	798
562	P5-2702	P5	1,380	3 BHK	946
563	P5-2703	P5	1,380	3 BHK	946
564	P5-2704	P5	1,380	3 BHK	946



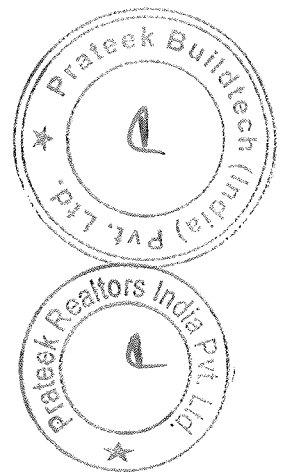
R Q



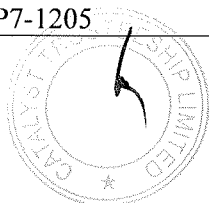
565	P5-2706	P5	1,155	2 BHK	798
566	P5-2708	P5	1,155	2 BHK	798
567	P5-2801	P5	1,380	3 BHK	946
568	P5-2802	P5	1,380	3 BHK	946
569	P5-2803	P5	1,380	3 BHK	946
570	P5-2804	P5	1,380	3 BHK	946
571	P5-2805	P5	1,155	2 BHK	798
572	P5-2806	P5	1,155	2 BHK	798
573	P5-2808	P5	1,155	2 BHK	798
574	P5-1401	P5	1,380	3 BHK	946
575	P5-1403	P5	1,380	3 BHK	946
576	P5-2101	P5	1,380	3 BHK	946
577	P5-2502	P5	1,380	3 BHK	946
578	P5-1904	P5	1,380	3 BHK	946
579	P5-2108	P5	1,155	2 BHK	798
580	P6-108	P6	1,155	2 BHK	798
581	P6-1108	P6	1,155	2 BHK	798
582	P6-1508	P6	1,155	2 BHK	798
583	P6-1608	P6	1,155	2 BHK	798
584	P6-1708	P6	1,155	2 BHK	798
585	P6-1808	P6	1,155	2 BHK	798
586	P6-1908	P6	1,155	2 BHK	798
587	C10-1503	C10	1,795	3 BHK	1,272
588	P6-203	P6	1,380	3 BHK	946
589	C15-2303	C15	1,585	3 BHK	1,110
590	P6-2008	P6	1,155	2 BHK	798
591	P6-208	P6	1,155	2 BHK	798



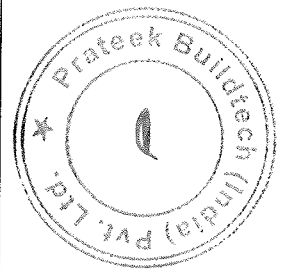
B 9



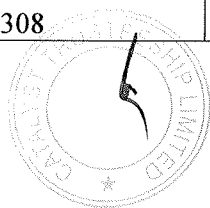
592	P6-2108	P6	1,155	2 BHK	798
593	P6-2208	P6	1,155	2 BHK	798
594	P6-2306	P6	1,155	2 BHK	798
595	P6-2308	P6	1,155	2 BHK	798
596	P6-2408	P6	1,155	2 BHK	798
597	P6-2507	P6	1,155	2 BHK	798
598	P6-2508	P6	1,155	2 BHK	798
599	P6-2602	P6	1,380	3 BHK	946
600	P6-1906	P6	1,155	2 BHK	798
601	P6-2603	P6	1,380	3 BHK	946
602	P6-2605	P6	1,155	2 BHK	798
603	P6-2606	P6	1,155	2 BHK	798
604	P6-2607	P6	1,155	2 BHK	798
605	P6-2608	P6	1,155	2 BHK	798
606	P6-308	P6	1,155	2 BHK	798
607	C1-2604	C1	1,155	2 BHK	798
608	C16-104	C16	1,155	2 BHK	798
609	C10-1403	C10	1,795	3 BHK	1,272
610	C16-2506	C16	1,380	3 BHK	946
611	P6-508	P6	1,155	2 BHK	798
612	P6-608	P6	1,155	2 BHK	798
613	P6-8	P6	1,155	2 BHK	798
614	P6-808	P6	1,155	2 BHK	798
615	P7-1008	P7	770	2 BHK	532
616	P7-108	P7	770	2 BHK	532
617	P7-1108	P7	770	2 BHK	532
618	P7-1205	P7	770	2 BHK	532



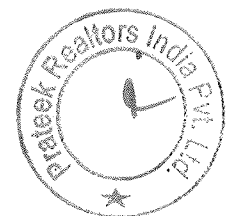
B 9



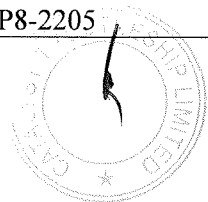
619	P7-1405	P7	770	2 BHK	532
620	P7-1408	P7	770	2 BHK	532
621	P7-1505	P7	770	2 BHK	532
622	P7-1608	P7	770	2 BHK	532
623	P7-1705	P7	770	2 BHK	532
624	P7-1805	P7	770	2 BHK	532
625	P7-1905	P7	770	2 BHK	532
626	P7-1908	P7	770	2 BHK	532
627	P7-2005	P7	770	2 BHK	532
628	P7-205	P7	770	2 BHK	532
629	P7-208	P7	770	2 BHK	532
630	P7-2407	P7	770	2 BHK	532
631	P7-2408	P7	770	2 BHK	532
632	P7-2507	P7	770	2 BHK	532
633	P7-2508	P7	770	2 BHK	532
634	P7-2607	P7	770	2 BHK	532
635	P7-2706	P7	770	2 BHK	532
636	P7-2707	P7	770	2 BHK	532
637	P7-2708	P7	770	2 BHK	532
638	P7-2801	P7	970	2 BHK	644
639	P7-2802	P7	970	2 BHK	644
640	P7-2803	P7	970	2 BHK	644
641	P7-2804	P7	970	2 BHK	644
642	P7-2807	P7	770	2 BHK	532
643	P7-2808	P7	770	2 BHK	532
644	P7-305	P7	770	2 BHK	532
645	P7-308	P7	770	2 BHK	532



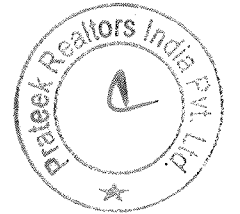
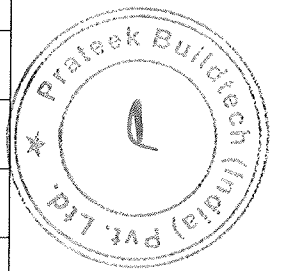
h e



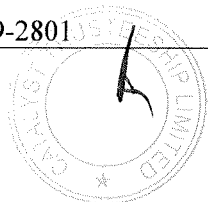
646	P7-405	P7	770	2 BHK	532
647	P7-408	P7	770	2 BHK	532
648	P7-505	P7	770	2 BHK	532
649	P7-507	P7	770	2 BHK	532
650	P7-605	P7	770	2 BHK	532
651	P7-608	P7	770	2 BHK	532
652	P7-705	P7	770	2 BHK	532
653	P7-708	P7	770	2 BHK	532
654	P7-805	P7	770	2 BHK	532
655	P7-807	P7	770	2 BHK	532
656	P7-808	P7	770	2 BHK	532
657	P7-905	P7	770	2 BHK	532
658	P7-908	P7	770	2 BHK	532
659	P8-1002	P8	970	2 BHK	644
660	P8-1004	P8	770	2 BHK	532
661	P8-1105	P8	770	2 BHK	532
662	P8-1205	P8	770	2 BHK	532
663	P8-1402	P8	970	2 BHK	644
664	P8-1404	P8	770	2 BHK	532
665	P8-1405	P8	770	2 BHK	532
666	P8-1505	P8	770	2 BHK	532
667	P8-1605	P8	770	2 BHK	532
668	P8-2002	P8	970	2 BHK	644
669	P8-2004	P8	770	2 BHK	532
670	P8-205	P8	770	2 BHK	532
671	P8-2202	P8	970	2 BHK	644
672	P8-2205	P8	770	2 BHK	532



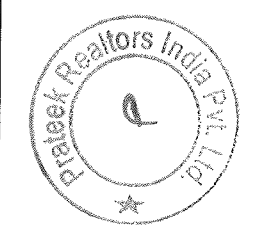
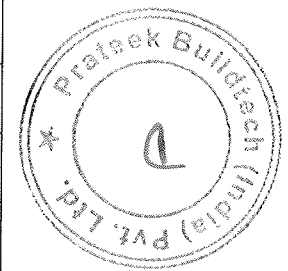
B L



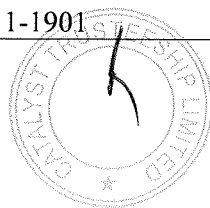
673	P8-2302	P8	970	2 BHK	644
674	P8-2305	P8	770	2 BHK	532
675	P8-2402	P8	970	2 BHK	644
676	P8-2405	P8	770	2 BHK	532
677	P8-2502	P8	970	2 BHK	644
678	P8-2505	P8	770	2 BHK	532
679	P8-2601	P8	970	2 BHK	644
680	P8-2602	P8	970	2 BHK	644
681	P8-2603	P8	970	2 BHK	644
682	P8-2605	P8	770	2 BHK	532
683	P8-304	P8	770	2 BHK	532
684	P8-305	P8	770	2 BHK	532
685	P8-404	P8	770	2 BHK	532
686	P8-5	P8	770	2 BHK	532
687	P8-504	P8	770	2 BHK	532
688	P8-505	P8	770	2 BHK	532
689	P8-604	P8	770	2 BHK	532
690	P8-605	P8	770	2 BHK	532
691	P8-704	P8	770	2 BHK	532
692	P8-705	P8	770	2 BHK	532
693	P8-802	P8	970	2 BHK	644
694	P8-804	P8	770	2 BHK	532
695	P8-904	P8	770	2 BHK	532
696	P8-905	P8	770	2 BHK	532
697	P9-2605	P9	1,380	3 BHK	946
698	P9-2705	P9	1,380	3 BHK	946
699	P9-2801	P9	970	2 BHK	644



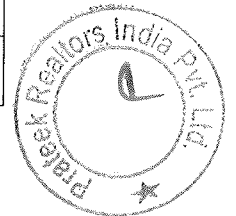
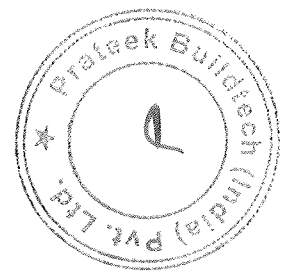
B L



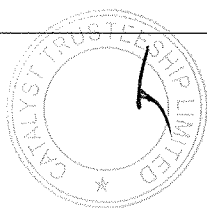
700	P9-2802	P9	970	2 BHK	644
701	P9-2805	P9	1,380	3 BHK	946
702	P9-2806	P9	1,380	3 BHK	946
703	P4-703	P4	1,380	3 BHK	946
704	C5-103	C5	770	2 BHK	532
705	P7-1808	P7	770	2 BHK	532
706	C4-1402	C4	770	2 BHK	532
707	C6-904	C6	770	2 BHK	532
708	C8-503	C8	970	2 BHK	644
709	P4-1107	P4	1,155	2 BHK	798
710	C7-803	C7	770	2 BHK	532
711	C8-603	C8	970	2 BHK	644
712	C12-303	C12	970	2 BHK	644
713	C11-107	C11	970	2 BHK	644
714	C8-306	C8	970	2 BHK	644
715	C12-1003	C12	970	2 BHK	644
716	P3-501	P3	1,155	2 BHK	798
717	C8-206	C8	970	2 BHK	644
718	P8-1001	P8	970	2 BHK	644
719	P7-1208	P7	770	2 BHK	532
720	C6-404	C6	770	2 BHK	532
721	C6-403	C6	770	2 BHK	532
722	C12-503	C12	970	2 BHK	644
723	P2-1708	P2	1,155	2 BHK	798
724	P9-2804	P9	1,380	3 BHK	946
725	C11-1006	C11	970	2 BHK	644
726	C11-1901	C11	770	2 BHK	532



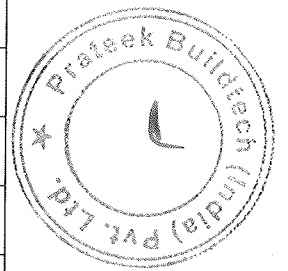
B L



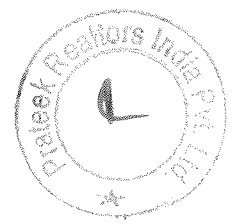
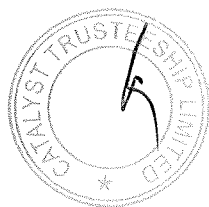
727	P7-1407	P7	770	2 BHK	532
728	P7-1207	P7	770	2 BHK	532
729	C6-1003	C6	770	2 BHK	532
730	C11-1707	C11	970	2 BHK	644
731	P9-2006	P9	1,380	3 BHK	946
732	P7-508	P7	770	2 BHK	532
733	P7-707	P7	770	2 BHK	532
734	C5-1608	C5	970	2 BHK	644
735	C11-1001	C11	770	2 BHK	532
736	C11-1002	C11	770	2 BHK	532
737	C1-2103	C1	1,155	2 BHK	798
738	C6-102	C6	770	2 BHK	532
739	P1-2301	P1	1,155	2 BHK	798
740	C12-601	C12	970	2 BHK	644
741	C11-2604	C11	770	2 BHK	532
742	C5-2202	C5	770	2 BHK	532
743	P6-408	P6	1,155	2 BHK	798
744	C8-1003	C8	970	2 BHK	644
745	P4-801	P4	1,380	3 BHK	946
746	C6-2	C6	770	2 BHK	532
747	C6-3	C6	770	2 BHK	532
748	C6-303	C6	770	2 BHK	532
749	C12-5	C12	770	2 BHK	532
750	C12-205	C12	770	2 BHK	532
751	C12-405	C12	770	2 BHK	532
752	C12-505	C12	770	2 BHK	532
753	P5-2402	P5	1,380	3 BHK	946



h e



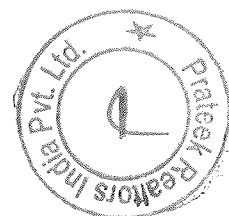
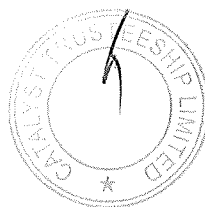
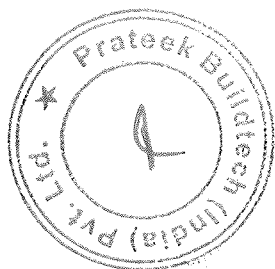
754	C12-2502	C12	970	2 BHK	644
755	C15-2502	C15	1,795	3 BHK	1,272
Total			7,92,390		



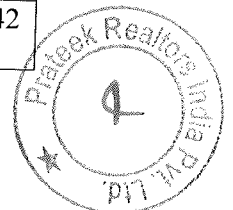
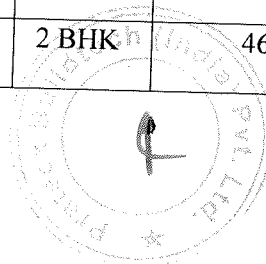
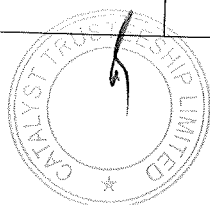
h a

SCHEDULE 20: SOLD UNITS RECEIVABLES*

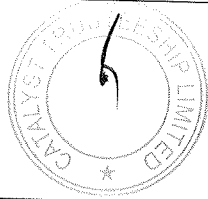
S. No	Flat No.	Tower	Area	Type	Receivables (excluding Tax)
1	C10-1001	C10		3 BHK	81,79,455
2	C10-1002	C10	1,585	3 BHK	3,28,360
3	C10-1102	C10	1,585	3 BHK	1,61,768
4	C10-1201	C10	1,585	3 BHK	3,24,448
5	C10-1204	C10	1,795	3 BHK	3,48,796
6	C10-2103	C10	1,795	3 BHK	15,65,659
7	C10-3	C10	1,795	3 BHK	99,24,520
8	C10-502	C10	1,585	3 BHK	83,437
9	C11-1	C11	770	2 BHK	7,47,262
10	C11-1003	C11	770	2 BHK	3,92,586
11	C11-1004	C11	770	2 BHK	1,91,768
12	C11-1005	C11	970	2 BHK	13,77,304
13	C11-1007	C11	970	2 BHK	9,33,882
14	C11-1008	C11	970	2 BHK	43,08,584
15	C11-101	C11	770	2 BHK	6,03,074
16	C11-102	C11	770	2 BHK	3,88,979
17	C11-103	C11	770	2 BHK	1,91,768
18	C11-104	C11	770	2 BHK	11,19,272
19	C11-105	C11	970	2 BHK	8,40,779
20	C11-106	C11	970	2 BHK	28,80,860
21	C11-108	C11	970	2 BHK	18,18,759
22	C11-1101	C11	770	2 BHK	10,72,353
23	C11-1102	C11	770	2 BHK	4,93,229



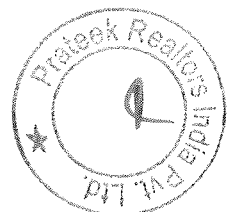
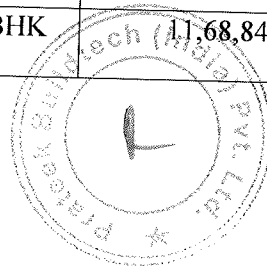
24	C11-1104	C11	770	2 BHK	6,26,164
25	C11-1105	C11	970	2 BHK	8,38,372
26	C11-1106	C11	970	2 BHK	10,16,595
27	C11-1107	C11	970	2 BHK	12,38,096
28	C11-1108	C11	970	2 BHK	4,68,496
29	C11-1201	C11	770	2 BHK	7,55,384
30	C11-1202	C11	770	2 BHK	4,01,562
31	C11-1203	C11	770	2 BHK	36,27,003
32	C11-1204	C11	770	2 BHK	6,33,399
33	C11-1205	C11	970	2 BHK	9,50,301
34	C11-1206	C11	970	2 BHK	7,02,121
35	C11-1207	C11	970	2 BHK	13,64,486
36	C11-1208	C11	970	2 BHK	1,92,105
37	C11-1403	C11	770	2 BHK	3,75,535
38	C11-1404	C11	770	2 BHK	11,04,619
39	C11-1405	C11	970	2 BHK	2,21,088
40	C11-1406	C11	970	2 BHK	8,84,789
41	C11-1407	C11	970	2 BHK	47,04,645
42	C11-1408	C11	970	2 BHK	50,80,645
43	C11-1501	C11	770	2 BHK	47,49,467
44	C11-1502	C11	770	2 BHK	4,89,078
45	C11-1503	C11	770	2 BHK	24,27,819
46	C11-1504	C11	770	2 BHK	5,94,545
47	C11-1505	C11	970	2 BHK	4,49,650
48	C11-1506	C11	970	2 BHK	4,44,864
49	C11-1508	C11	970	2 BHK	16,63,518
50	C11-1602	C11	770	2 BHK	46,51,242



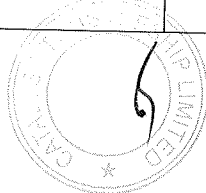
51	C11-1603	C11	770	2 BHK	23,07,384
52	C11-1604	C11	770	2 BHK	15,67,548
53	C11-1605	C11	970	2 BHK	8,26,859
54	C11-1606	P9	970	2 BHK	54,70,448
55	C11-1608	C11	970	2 BHK	42,75,872
56	C11-1701	C11	770	2 BHK	3,74,681
57	C11-1702	C11	770	2 BHK	7,42,592
58	C11-1703	C11	770	2 BHK	5,02,714
59	C11-1704	C11	770	2 BHK	6,02,697
60	C11-1705	C11	970	2 BHK	2,42,144
61	C11-1708	C11	970	2 BHK	12,78,942
62	C11-1801	C11	770	2 BHK	33,58,844
63	C11-1802	C11	770	2 BHK	33,58,844
64	C11-1803	C11	770	2 BHK	2,89,618
65	C11-1804	C11	770	2 BHK	2,79,016
66	C11-1805	C11	970	2 BHK	3,20,153
67	C11-1806	C11	970	2 BHK	36,27,537
68	C11-1807	C11	970	2 BHK	41,32,828
69	C11-1808	C11	970	2 BHK	27,62,887
70	C11-1902	C11	770	2 BHK	10,24,464
71	C11-1903	C11	770	2 BHK	3,73,744
72	C11-1904	C11	770	2 BHK	6,48,104
73	C11-1905	C11	970	2 BHK	8,81,010
74	C11-1906	C11	970	2 BHK	47,42,762
75	C11-1907	C11	970	2 BHK	42,18,947
76	C11-1908	C11	970	2 BHK	14,36,922
77	C11-2	C11	770	2 BHK	11,68,846



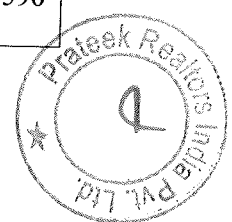
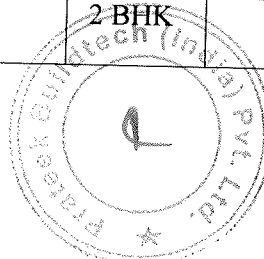
R L



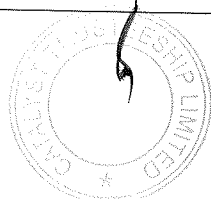
78	C11-2001	C11	770	2 BHK	3,71,954
79	C11-2002	C11	770	2 BHK	3,61,675
80	C11-2003	C11	770	2 BHK	3,61,675
81	C11-2004	C11	770	2 BHK	1,85,643
82	C11-2005	C11	970	2 BHK	10,33,513
83	C11-2007	C11	970	2 BHK	38,98,169
84	C11-2008	C11	970	2 BHK	38,98,169
85	C11-201	C11	770	2 BHK	3,23,371
86	C11-203	C11	770	2 BHK	11,05,680
87	C11-204	C11	770	2 BHK	16,26,215
88	C11-205	C11	970	2 BHK	2,43,881
89	C11-206	C11	970	2 BHK	2,42,828
90	C11-207	C11	970	2 BHK	4,09,164
91	C11-208	C11	970	2 BHK	13,97,176
92	C11-2101	C11	770	2 BHK	10,24,496
93	C11-2102	C11	770	2 BHK	6,58,902
94	C11-2103	C11	770	2 BHK	5,95,285
95	C11-2104	C11	770	2 BHK	1,79,660
96	C11-2105	C11	970	2 BHK	8,11,288
97	C11-2108	C11	970	2 BHK	7,67,398
98	C11-2201	C11	770	2 BHK	3,62,359
99	C11-2202	C11	770	2 BHK	6,78,185
100	C11-2203	C11	770	2 BHK	5,80,267
101	C11-2204	C11	770	2 BHK	7,55,949
102	C11-2205	C11	970	2 BHK	2,30,563
103	C11-2206	C11	970	2 BHK	8,61,575
104	C11-2207	C11	970	2 BHK	41,92,596



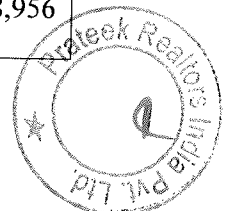
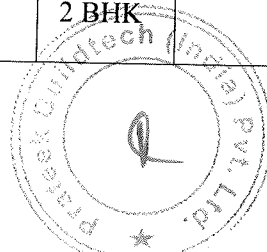
4
B
e



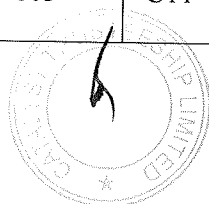
105	C11-2208	C11	970	2 BHK	13,90,644
106	C11-2301	C11	770	2 BHK	2,32,088
107	C11-2302	C11	770	2 BHK	2,78,619
108	C11-2303	C11	770	2 BHK	18,27,274
109	C11-2304	C11	770	2 BHK	1,80,556
110	C11-2305	C11	970	2 BHK	4,84,288
111	C11-2306	C11	970	2 BHK	47,58,844
112	C11-2307	C11	970	2 BHK	47,58,844
113	C11-2308	C11	970	2 BHK	5,16,688
114	C11-2401	C11	770	2 BHK	2,59,461
115	C11-2402	C11	770	2 BHK	4,72,969
116	C11-2403	C11	770	2 BHK	20,21,200
117	C11-2404	C11	770	2 BHK	7,07,643
118	C11-2405	C11	970	2 BHK	2,19,930
119	C11-2406	C11	970	2 BHK	26,89,405
120	C11-2408	C11	970	2 BHK	37,03,750
121	C11-2501	C11	770	2 BHK	4,08,987
122	C11-2502	C11	770	2 BHK	6,88,531
123	C11-2503	C11	770	2 BHK	9,64,030
124	C11-2504	C11	770	2 BHK	1,87,030
125	C11-2505	C11	970	2 BHK	4,70,917
126	C11-2508	C11	970	3 BHK	32,74,273
127	C11-2603	C11	770	2 BHK	30,85,291
128	C11-3	C11	770	2 BHK	2,39,000
129	C11-301	C11	770	2 BHK	1,91,768
130	C11-302	C11	770	2 BHK	1,40,733
131	C11-304	C11	770	2 BHK	2,38,956



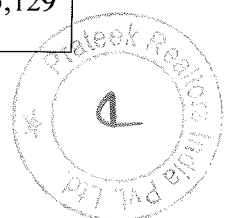
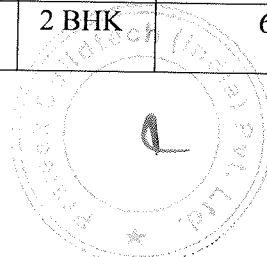
5
h e



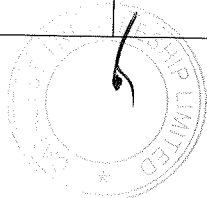
132	C11-305	C11	970	2 BHK	16,82,811
133	C11-306	C11	970	2 BHK	5,04,607
134	C11-307	C11	970	2 BHK	5,01,449
135	C11-308	C11	970	2 BHK	6,57,992
136	C11-4	C11	770	2 BHK	2,37,390
137	C11-401	C11	770	2 BHK	1,94,557
138	C11-402	C11	770	2 BHK	13,47,370
139	C11-403	C11	770	2 BHK	11,97,470
140	C1-1403	C1	1,155	2 BHK	2,29,653
141	C11-404	C11	770	2 BHK	1,92,778
142	C11-405	C11	970	2 BHK	5,33,198
143	C11-406	C11	970	2 BHK	3,47,424
144	C11-407	C11	970	2 BHK	39,27,549
145	C11-408	C11	970	2 BHK	3,86,462
146	C11-5	C11	970	2 BHK	3,80,263
147	C11-501	C11	770	2 BHK	11,99,301
148	C11-502	C11	770	2 BHK	7,53,388
149	C11-503	C11	770	2 BHK	2,47,705
150	C11-504	C11	770	2 BHK	20,20,156
151	C11-505	C11	970	2 BHK	1,21,713
152	C11-506	C11	970	2 BHK	5,86,772
153	C11-507	C11	970	2 BHK	4,90,538
154	C11-508	C11	970	2 BHK	8,88,758
155	C11-6	C11	970	2 BHK	4,06,653
156	C11-601	C11	770	2 BHK	2,51,088
157	C11-602	C11	770	2 BHK	16,47,919
158	C11-603	C11	770	2 BHK	6,25,129



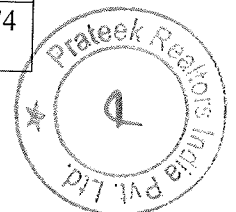
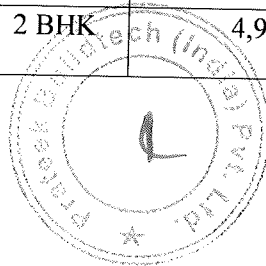
6
R



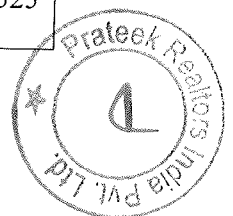
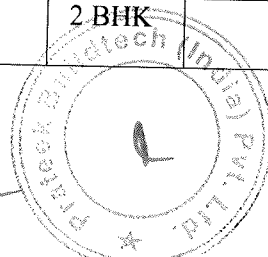
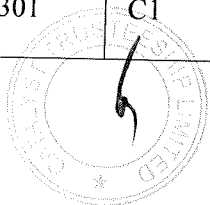
159	C11-604	C11	770	2 BHK	1,91,768
160	C11-605	C11	970	2 BHK	3,81,640
161	C11-606	C11	970	2 BHK	38,82,491
162	C11-608	C11	970	2 BHK	7,04,026
163	C11-7	C11	970	2 BHK	3,75,934
164	C11-701	C11	770	2 BHK	41,26,647
165	C11-702	C11	770	2 BHK	5,57,683
166	C11-703	C11	770	2 BHK	6,72,473
167	C11-704	C11	770	2 BHK	1,91,768
168	C1-1704	C1	1,155	2 BHK	2,36,780
169	C11-705	C11	970	2 BHK	8,70,887
170	C11-706	C11	970	2 BHK	37,62,294
171	C11-707	C11	970	2 BHK	5,01,449
172	C11-708	C11	970	2 BHK	5,49,556
173	C11-8	C11	970	2 BHK	9,58,463
174	C11-801	C11	770	2 BHK	3,78,587
175	C11-802	C11	770	2 BHK	3,45,841
176	C11-803	C11	770	2 BHK	1,92,136
177	C11-804	C11	770	2 BHK	11,14,637
178	C11-808	C11	970	2 BHK	5,05,344
179	C11-901	C11	770	2 BHK	3,90,378
180	C11-902	C11	770	2 BHK	10,46,240
181	C11-903	C11	770	2 BHK	2,03,190
182	C11-904	C11	770	2 BHK	2,26,394
183	C11-905	C11	970	2 BHK	2,50,988
184	C11-906	C11	970	2 BHK	4,94,974
185	C11-907	C11	970	2 BHK	4,94,974



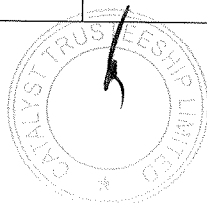
7



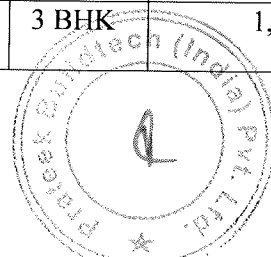
186	C11-908	C11	970	2 BHK	4,54,118
187	C1-2101	C1	1,155	2 BHK	2,36,194
188	C12-107	C12	770	2 BHK	39,34,981
189	C12-108	C12	770	2 BHK	60,374
190	C12-1107	C12	770	2 BHK	41,90,126
191	C12-1207	C12	770	2 BHK	92,141
192	C12-1601	C12	970	2 BHK	1,92,054
193	C12-1701	C12	970	2 BHK	4,04,965
194	C12-1804	C12	970	2 BHK	8,38,587
195	C12-1905	C12	770	2 BHK	6,70,455
196	C12-2001	C12	970	2 BHK	5,93,344
197	C12-2002	C12	970	2 BHK	5,93,344
198	C12-2003	C12	970	2 BHK	51,41,236
199	C12-2004	C12	970	2 BHK	54,89,976
200	C12-2008	C12	770	2 BHK	2,65,625
201	C12-2107	C12	770	2 BHK	12,46,656
202	C12-2202	C12	970	2 BHK	10,67,415
203	C12-2205	C12	770	2 BHK	6,75,296
204	C12-2306	C12	770	2 BHK	1,56,723
205	C12-2501	C12	970	2 BHK	41,02,265
206	C12-2505	C12	770	2 BHK	42,41,421
207	C12-2506	C12	770	2 BHK	6,21,419
208	C12-2607	C12	770	2 BHK	36,16,721
209	C12-2707	C12	770	2 BHK	4,63,491
210	C12-2806	C12	770	2 BHK	1,66,120
211	C12-3	C12	970	2 BHK	53,19,944
212	C1-2301	C1	1,155	2 BHK	2,24,525



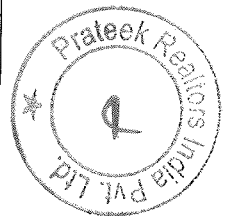
213	C1-2408	C1	1,380	3 BHK	5,99,833
214	C1-2503	C1	1,155	2 BHK	83,284
215	C12-508	C12	770	2 BHK	3,49,638
216	C1-2606	C1	1,380	3 BHK	99,457
217	C1-2607	C1	1,380	3 BHK	62,40,474
218	C1-2704	C1	1,155	2 BHK	1,10,135
219	C12-708	C12	770	2 BHK	35,11,276
220	C14-1402	C14	1,795	3 BHK	5,44,184
221	C14-1403	C14	1,585	3 BHK	44,320
222	C14-2501	C14	1,795	3 BHK	5,28,392
223	C14-2502	C14	1,795	3 BHK	16,77,776
224	C14-2601	C14	1,795	3 BHK	82,94,560
225	C14-2701	C15	1,795	3 BHK	1,13,74,000
226	C14-2802	C14	1,795	3 BHK	1,29,761
227	C14-2902	C14	1,795	3 BHK	73,39,896
228	C14-2903	C14	1,585	3 BHK	22,54,090
229	C14-4	C14	1,585	3 BHK	10,93,960
230	C14-502	C14	1,795	3 BHK	8,16,932
231	C14-503	C14	1,585	3 BHK	3,84,290
232	C14-504	C14	1,585	3 BHK	7,59,272
233	C14-902	C14	1,795	3 BHK	23,822
234	C15-1	C15	1,795	3 BHK	12,98,886
235	C15-102	C15	1,795	3 BHK	9,54,411
236	C15-1101	C15	1,795	3 BHK	11,51,844
237	C15-1104	C15	1,585	3 BHK	22,93,729
238	C15-1202	C15	1,795	3 BHK	4,52,503
239	C15-1204	C15	1,585	3 BHK	1,64,758



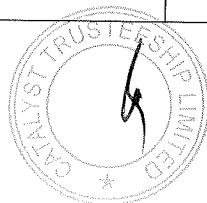
R



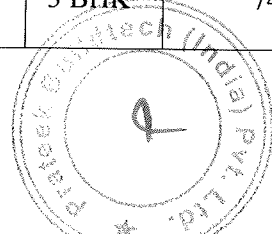
2



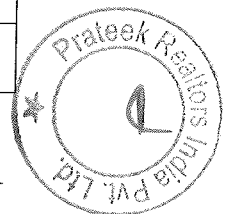
240	C15-1402	C15	1,795	3 BHK	9,64,299
241	C15-1803	C15	1,585	3 BHK	6,46,361
242	C15-2001	C15	1,795	3 BHK	69,678
243	C15-202	C15	1,795	3 BHK	32,05,136
244	C15-2101	C15	1,795	3 BHK	62,138
245	C15-2302	C15	1,795	3 BHK	97,08,530
246	C15-2304	C15	1,585	3 BHK	9,70,077
247	C15-2504	C15	1,585	3 BHK	6,93,954
248	C15-2601	C15	1,795	3 BHK	48,975
249	C15-302	C15	1,795	3 BHK	1,09,48,415
250	C15-4	C15	1,585	3 BHK	60,31,508
251	C15-401	C15	1,795	3 BHK	2,06,805
252	C15-404	C15	1,585	3 BHK	43,833
253	C16-1401	C16	1,155	2 BHK	2,16,993
254	C16-1407	C16	1,380	3 BHK	2,89,927
255	C16-1506	C16	1,380	3 BHK	8,47,880
256	C16-1508	C16	1,380	3 BHK	3,15,382
257	C16-1903	C16	1,155	2 BHK	2,26,807
258	C16-2007	C16	1,380	3 BHK	64,09,130
259	C16-2106	C16	1,380	3 BHK	61,65,709
260	C16-2108	C16	1,380	3 BHK	2,64,521
261	C16-2208	C16	1,380	3 BHK	2,83,157
262	C16-2407	C16	1,380	3 BHK	12,18,334
263	C16-2504	C16	1,155	2 BHK	43,72,235
264	C16-2507	C16	1,380	3 BHK	27,30,935
265	C16-2601	C16	1,155	2 BHK	2,22,089
266	C16-2606	C16	1,380	3 BHK	74,55,610



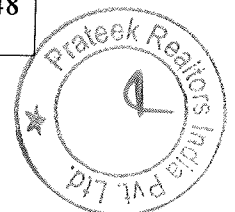
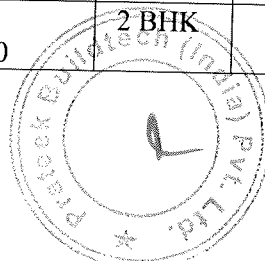
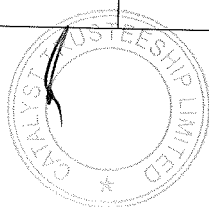
B



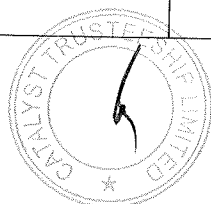
e



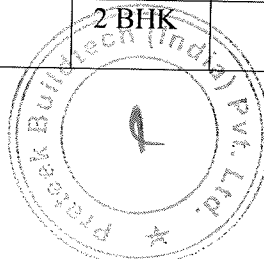
267	C16-2607	C16		3 BHK	65,43,716
			1,380		
268	C16-706	C16		3 BHK	25,193
			1,380		
269	C16-907	C16		3 BHK	94,78,020
			1,380		
270	C1-7	C1		3 BHK	3,11,687
			1,380		
271	C1-707	C1		3 BHK	1,21,208
			1,380		
272	C1-708	C1		3 BHK	202
			1,380		
273	C2-1402	C2		2 BHK	1,00,094
			1,155		
274	C2-1404	C2		2 BHK	2,28,248
			1,155		
275	C2 1704	C2		2 BHK	2,25,382
			1,155		
276	C2-206	C2		3 BHK	5,58,895
			1,380		
277	C2-2101	C2		2 BHK	6,47,746
			1,155		
278	C2-2102	C2		2 BHK	2,54,450
			1,155		
279	C2-2506	C2		3 BHK	5,91,998
			1,380		
280	C2-2507	C2		3 BHK	11,81,380
			1,380		
281	C2-505	C2		3 BHK	3,11,431
			1,380		
282	C2-707	C2		3 BHK	3,08,027
			1,380		
283	C3-1004	C3		2 BHK	1,61,041
			770		
284	C3-1108	C3		2 BHK	2,07,654
			970		
285	C3-1208	C3		2 BHK	4,91,021
			970		
286	C3-1407	C3		2 BHK	43,74,357
			970		
287	C3-1502	C3		2 BHK	25,07,471
			770		
288	C3-1605	C3		2 BHK	1,91,595
			970		
289	C3-1706	C3		2 BHK	1,62,445
			970		
290	C3-1901	C3		2 BHK	1,38,349
			770		
291	C3-201	C3		2 BHK	12,785
			770		
292	C3-2102	C3		2 BHK	5,47,986
			770		
293	C3-2203	C3		2 BHK	4,78,248
			770		



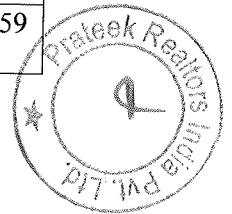
294	C3-2204	C3	770	2 BHK	8,33,830
295	C3-2304	C3	770	2 BHK	34,69,517
296	C3-2308	C3	970	2 BHK	1,90,446
297	C3-2504	C3	770	2 BHK	34,69,517
298	C3-2601	C3	770	2 BHK	4,01,938
299	C3-601	C3	770	2 BHK	1,59,241
300	C3-703	C3	770	2 BHK	1,19,683
301	C3-8	C3	970	2 BHK	2,16,056
302	C3-903	C3	770	2 BHK	1,15,055
303	C4-1005	C4	970	2 BHK	1,93,899
304	C4-1101	C4	770	2 BHK	2,56,608
305	C4-1104	C4	770	2 BHK	44,89,346
306	C4-1108	C4	970	2 BHK	1,37,775
307	C4-2005	C4	970	2 BHK	1,73,266
308	C4-208	C4	970	2 BHK	35,814
309	C4-2103	C4	770	2 BHK	18,09,990
310	C4-2203	C4	770	2 BHK	33,33,248
311	C4-2301	C4	770	2 BHK	3,20,446
312	C4-2401	C4	770	2 BHK	34,69,517
313	C4-2403	C4	770	2 BHK	9,57,218
314	C4-2405	C4	970	2 BHK	1,88,142
315	C4-2601	C4	770	2 BHK	34,69,517
316	C4-2708	C4	970	2 BHK	4,42,174
317	C4-301	C4	770	2 BHK	62,510
318	C4-402	C4	770	2 BHK	3,12,514
319	C5-1007	C5	970	2 BHK	1,93,899
320	C5-1605	C5	970	2 BHK	2,04,259



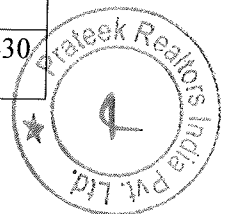
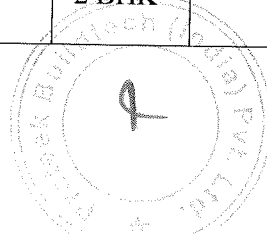
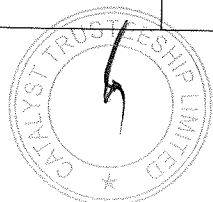
R



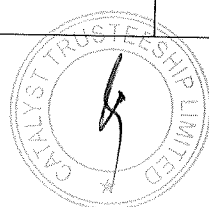
a



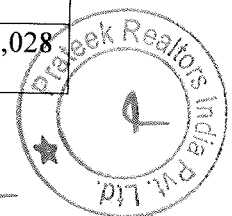
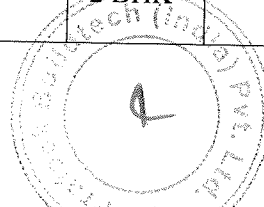
321	C5-207	C5	970	2 BHK	2,00,804
322	C5-2104	C5	770	2 BHK	30,11,196
323	C5-2302	C5	770	2 BHK	39,36,156
324	C5-2505	C5	970	2 BHK	2,05,453
325	C5-3	C5	770	2 BHK	36,17,402
326	C5-405	C5	970	2 BHK	2,11,164
327	C5-505	C5	970	2 BHK	2,06,561
328	C5-608	C5	970	2 BHK	2,11,919
329	C5-802	C5	770	2 BHK	1,28,241
330	C6-1002	C6	770	2 BHK	1,41,630
331	C6-1102	C6	770	2 BHK	41,67,396
332	C6-1405	C6	970	2 BHK	1,34,855
333	C6-1604	C6	770	2 BHK	10,78,718
334	C6-1706	C6	970	2 BHK	1,12,805
335	C6-1907	C6	970	2 BHK	1,90,426
336	C6-2101	C6	770	2 BHK	6,27,685
337	C6-2102	C6	770	2 BHK	35,26,833
338	C6-2203	C6	770	2 BHK	26,29,744
339	C6-2301	C6	770	2 BHK	47,05,076
340	C6-2402	C6	770	2 BHK	40,95,956
341	C6-2408	C6	970	2 BHK	7,31,224
342	C6-2503	C6	770	2 BHK	30,83,905
343	C6-2504	C6	770	2 BHK	43,50,312
344	C6-2804	C6	770	2 BHK	6,12,637
345	C6-4	C6	770	2 BHK	41,22,276
346	C6-701	C6	770	2 BHK	1,65,001
347	C6-901	C6	770	2 BHK	1,60,430



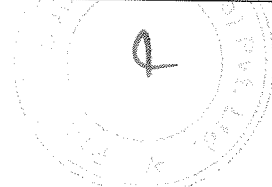
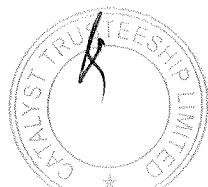
348	C7-1103	C7	770	2 BHK	2,89,734
349	C7-1207	C7	970	2 BHK	1,90,304
350	C7-1208	C7	970	2 BHK	1,71,104
351	C7-1703	C7	770	2 BHK	1,58,966
352	C7-1908	C7	970	2 BHK	2,18,813
353	C7-2304	C7	770	2 BHK	30,91,660
354	C7-2503	C7	770	2 BHK	43,48,581
355	C7-2506	C7	970	2 BHK	4,11,246
356	C7-2603	C7	770	2 BHK	2,33,462
357	C7-602	C7	770	2 BHK	36,71,076
358	C7-703	C7	770	2 BHK	1,62,623
359	C7-704	C7	770	2 BHK	1,62,623
360	C8-1	C8	970	2 BHK	1,41,034
361	C8-1001	C8	970	2 BHK	61,222
362	C8-1002	C8	970	2 BHK	70,959
363	C8-105	C8	970	2 BHK	4,58,336
364	C8-1103	C8	970	2 BHK	19,01,249
365	C8-1408	C8	970	2 BHK	2,02,287
366	C8-1506	C8	970	2 BHK	75,56,322
367	C8-1703	C8	970	2 BHK	8,25,693
368	C8-1903	C8	970	2 BHK	4,74,330
369	C8-1905	C8	970	2 BHK	3,41,931
370	C8-204	C8	970	2 BHK	34,034
371	C8-205	C8	970	2 BHK	30,08,840
372	C8-2207	C8	970	2 BHK	63,02,136
373	C8-2306	C8	970	2 BHK	2,29,628
374	C8-2307	C8	970	2 BHK	65,58,028



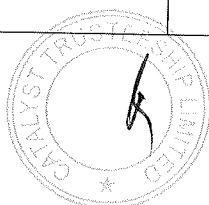
R



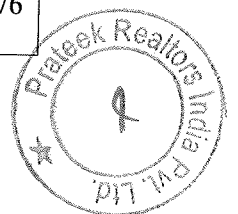
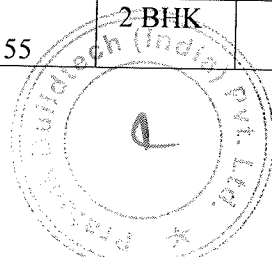
375	C8-2407	C8	970	2 BHK	72,91,016
376	C8-3	C8	970	2 BHK	19,98,064
377	C8-805	C8	970	2 BHK	19,927
378	C9-1004	C9	1,795	3 BHK	3,56,375
379	C9-1403	C9	1,795	3 BHK	3,61,348
380	C9-2	C9	1,585	3 BHK	2,91,945
381	C9-2101	C9	1,585	3 BHK	2,28,022
382	C9-2302	C9	1,585	3 BHK	3,26,910
383	C9-2903	C9	1,795	3 BHK	18,55,678
384	C9-2904	C9	1,795	3 BHK	79,56,278
385	C9-602	C9	1,585	3 BHK	3,49,876
386	C9-604	C9	1,795	3 BHK	80,55,988
387	P1-1	P1	1,155	2 BHK	2,92,302
388	P1-1001	P1	1,155	2 BHK	5,25,847
389	P1-1002	P1	1,155	2 BHK	3,00,902
390	P1-1003	P1	1,155	2 BHK	7,60,066
391	P1-1004	P1	1,380	3 BHK	9,92,076
392	P1-1006	P1	1,380	3 BHK	6,49,256
393	P1-101	P1	1,155	2 BHK	29,60,345
394	P1-102	P1	1,155	2 BHK	16,275
395	P1-103	P1	1,155	2 BHK	7,57,231
396	P1-105	P1	1,380	3 BHK	93,22,105
397	P1-106	P1	1,380	3 BHK	3,94,163
398	P1-1101	P1	1,155	2 BHK	10,758
399	P1-1102	P1	1,155	2 BHK	24,409
400	P1-1103	P1	1,155	2 BHK	15,14,416
401	P1-1106	P1	1,380	3 BHK	10,98,227



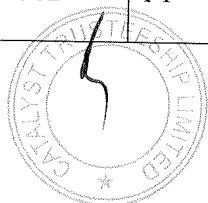
402	P1-1202	P1	1,155	2 BHK	7,09,377
403	P1-1203	P1	1,155	2 BHK	10,42,386
404	P1-1204	P1	1,380	3 BHK	48,96,789
405	P1-1205	P1	1,380	3 BHK	97,484
406	P1-1206	P1	1,380	3 BHK	2,35,538
407	P1-1401	P1	1,155	2 BHK	4,73,327
408	P1-1402	P1	1,155	2 BHK	47,37,356
409	P1-1403	P1	1,155	2 BHK	4,71,623
410	P1-1404	P1	1,380	3 BHK	7,79,012
411	P1-1405	P1	1,380	3 BHK	2,03,630
412	P1-1502	P1	1,155	2 BHK	4,86,971
413	P1-1504	P1	1,380	3 BHK	31,78,656
414	P1-1506	P1	1,380	3 BHK	3,24,149
415	P1-1601	P1	1,155	2 BHK	10,29,068
416	P1-1603	P1	1,155	2 BHK	6,11,922
417	P1-1604	P1	1,380	3 BHK	21,84,613
418	P1-1605	P1	1,380	3 BHK	93,83,418
419	P1-1606	P1	1,380	3 BHK	3,37,086
420	P1-1703	P1	1,155	2 BHK	22,10,587
421	P1-1705	P1	1,380	3 BHK	13,55,050
422	P1-1706	P1	1,380	3 BHK	11,42,272
423	P1-1801	P1	1,155	2 BHK	4,74,975
424	P1-1803	P1	1,155	2 BHK	4,85,175
425	P1-1804	P1	1,380	3 BHK	94,30,503
426	P1-1901	P1	1,155	2 BHK	6,59,997
427	P1-1902	P1	1,155	2 BHK	1,75,623
428	P1-1903	P1	1,155	2 BHK	4,70,476



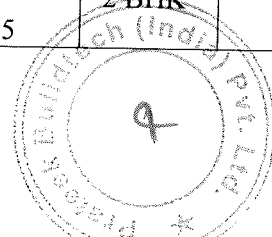
R



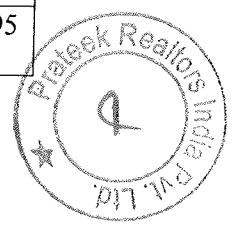
429	P1-1905	P1	1,380	3 BHK	23,46,736
430	P1-2	P1	1,155	2 BHK	10,90,418
431	P1-2001	P1	1,155	2 BHK	2,61,125
432	P1-2002	P1	1,155	2 BHK	20,106
433	P1-2003	P1	1,155	2 BHK	4,71,737
434	P1-2004	P1	1,380	3 BHK	10,48,674
435	P1-2006	P1	1,380	3 BHK	11,21,468
436	P1-201	P1	1,155	2 BHK	11,52,699
437	P1-202	P1	1,155	2 BHK	2,80,973
438	P1-203	P1	1,155	2 BHK	13,05,515
439	P1-204	P1	1,380	3 BHK	2,62,511
440	P1-205	P1	1,380	3 BHK	27,76,760
441	P1-206	P1	1,380	3 BHK	6,11,084
442	P1-2101	P1	1,155	2 BHK	2,10,432
443	P1-2102	P1	1,155	2 BHK	7,49,179
444	P1-2106	P1	1,380	3 BHK	34,21,859
445	P1-2201	P1	1,155	2 BHK	2,52,426
446	P1-2203	P1	1,155	2 BHK	2,49,933
447	P1-2204	P1	1,380	3 BHK	69,56,785
448	P1-2205	P1	1,380	3 BHK	68,90,799
449	P1-2302	P1	1,155	2 BHK	13,84,480
450	P1-2303	P1	1,155	2 BHK	9,53,441
451	P1-2401	P1	1,155	2 BHK	2,14,580
452	P1-2402	P1	1,155	2 BHK	4,48,747
453	P1-2404	P1	1,380	3 BHK	11,89,397
454	P1-2406	P1	1,380	3 BHK	3,44,160
455	P1-2502	P1	1,155	2 BHK	5,54,695



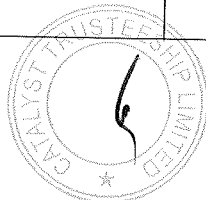
h



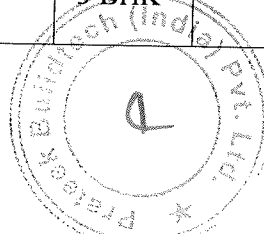
e



456	P1-2503	P1	1,155	2 BHK	8,78,630
457	P1-2602	P1	1,155	2 BHK	66,00,424
458	P1-2605	P1	1,380	3 BHK	77,78,500
459	P1-3	P1	1,155	2 BHK	17,21,778
460	P1-301	P1	1,155	2 BHK	4,15,130
461	P1-302	P1	1,155	2 BHK	9,45,910
462	P1-303	P1	1,155	2 BHK	1,20,297
463	P1-304	P1	1,380	3 BHK	14,01,483
464	P1-305	P1	1,380	3 BHK	17,84,148
465	P1-4	P1	1,380	3 BHK	8,01,908
466	P1-401	P1	1,155	2 BHK	2,83,975
467	P1-402	P1	1,155	2 BHK	4,97,169
468	P1-404	P1	1,380	3 BHK	9,77,621
469	P1-405	P1	1,380	3 BHK	1,07,05,058
470	P1-406	P1	1,380	3 BHK	85,566
471	P1-5	P1	1,380	3 BHK	15,14,452
472	P1-501	P1	1,155	2 BHK	4,92,734
473	P1-502	P1	1,155	2 BHK	12,60,627
474	P1-503	P1	1,155	2 BHK	6,97,792
475	P1-504	P1	1,380	3 BHK	3,69,758
476	P1-506	P1	1,380	3 BHK	8,29,087
477	P1-6	P1	1,380	3 BHK	3,57,118
478	P1-601	P1	1,155	2 BHK	34,39,757
479	P1-602	P1	1,155	2 BHK	4,73,368
480	P1-603	P1	1,155	2 BHK	9,82,376
481	P1-604	P1	1,380	3 BHK	4,09,880
482	P1-605	P1	1,380	3 BHK	2,06,259



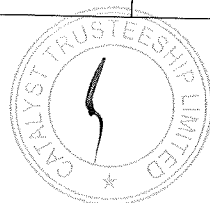
R



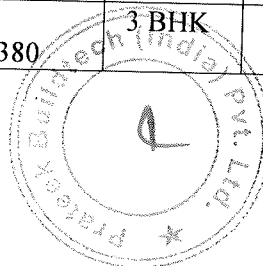
e



483	P1-701	P1	1,155	2 BHK	6,63,729
484	P1-702	P1	1,155	2 BHK	7,24,087
485	P1-703	P1	1,155	2 BHK	6,12,104
486	P1-706	P1	1,380	3 BHK	11,08,292
487	P1-802	P1	1,155	2 BHK	4,96,126
488	P1-803	P1	1,155	2 BHK	5,02,189
489	P1-804	P1	1,380	3 BHK	12,68,780
490	P1-805	P1	1,380	3 BHK	94,89,858
491	P1-806	P1	1,380	3 BHK	2,05,916
492	P1-901	P1	1,155	2 BHK	7,03,144
493	P1-902	P1	1,155	2 BHK	5,83,974
494	P1-903	P1	1,155	2 BHK	13,14,447
495	P1-904	P1	1,380	3 BHK	41,80,824
496	P1-906	P1	1,380	3 BHK	14,26,623
497	P2-1	P2	1,380	3 BHK	3,53,381
498	P2-1001	P2	1,380	3 BHK	5,90,608
499	P2-1002	P2	1,380	3 BHK	8,09,597
500	P2-1003	P2	1,380	3 BHK	23,12,871
501	P2-1006	P2	1,155	2 BHK	12,93,546
502	P2-1007	P2	1,155	2 BHK	2,74,628
503	P2-1008	P2	1,155	2 BHK	7,21,399
504	P2-102	P2	1,380	3 BHK	2,79,774
505	P2-104	P2	1,380	3 BHK	12,56,505
506	P2-106	P2	1,155	2 BHK	2,48,016
507	P2-107	P2	1,155	2 BHK	31,584
508	P2-108	P2	1,155	2 BHK	4,88,179
509	P2-1102	P2	1,380	3 BHK	14,23,912



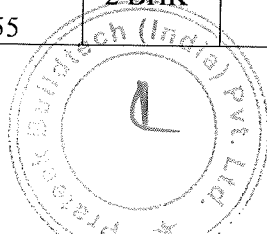
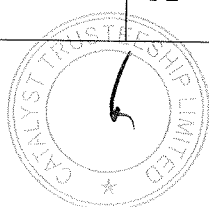
R



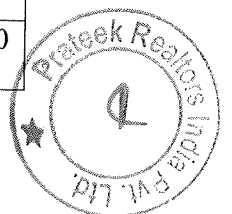
f



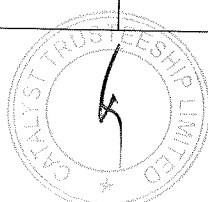
510	P2-1103	P2	1,380	3 BHK	5,80,782
511	P2-1104	P2	1,380	3 BHK	9,33,757
512	P2-1105	P2	1,155	2 BHK	7,23,098
513	P2-1107	P2	1,155	2 BHK	4,93,571
514	P2-1108	P2	1,155	2 BHK	4,64,842
515	P2-1201	P2	1,380	3 BHK	15,24,573
516	P2-1202	P2	1,380	3 BHK	11,20,244
517	P2-1203	P2	1,380	3 BHK	1,91,120
518	P2-1204	P2	1,380	3 BHK	2,54,719
519	P2-1205	P2	1,155	2 BHK	2,47,158
520	P2-1206	P2	1,155	2 BHK	4,69,716
521	P2-1207	P2	1,155	2 BHK	6,72,749
522	P2-1208	P2	1,155	2 BHK	6,87,638
523	P2-1401	P2	1,380	3 BHK	4,08,879
524	P2-1402	P2	1,380	3 BHK	5,16,778
525	P2-1403	P2	1,380	3 BHK	13,46,478
526	P2-1406	P2	1,155	2 BHK	6,85,654
527	P2-1407	P2	1,155	2 BHK	6,85,640
528	P2-1408	P2	1,155	2 BHK	9,78,973
529	P2-1501	P2	1,380	3 BHK	8,18,491
530	P2-1502	P2	1,380	3 BHK	13,98,908
531	P2-1503	P2	1,380	3 BHK	2,75,108
532	P2-1504	P2	1,380	3 BHK	3,31,788
533	P2-1505	P2	1,155	2 BHK	66,72,114
534	P2-1505	P2	1,155	2 BHK	80,99,003
535	P2-1506	P2	1,155	2 BHK	4,87,005
536	P2-1507	P2	1,155	2 BHK	1,97,080



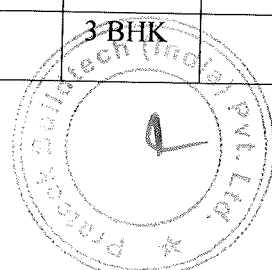
Q



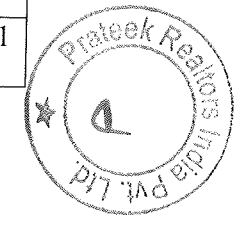
537	P2-1601	P2	1,380	3 BHK	2,87,787
538	P2-1602	P2	1,380	3 BHK	3,33,900
539	P2-1603	P2	1,380	3 BHK	25,15,550
540	P2-1604	P2	1,380	3 BHK	4,20,451
541	P2-1605	P2	1,155	2 BHK	5,01,605
542	P2-1606	P2	1,155	2 BHK	6,77,644
543	P2-1607	P2	1,155	2 BHK	4,65,924
544	P2-1701	P2	1,380	3 BHK	1,87,948
545	P2-1702	P2	1,380	3 BHK	23,89,873
546	P2-1703	P2	1,380	3 BHK	2,02,261
547	P2-1704	P2	1,380	3 BHK	7,95,414
548	P2-1706	P2	1,155	2 BHK	4,84,771
549	P2-1707	P2	1,155	2 BHK	4,33,712
550	P2-1802	P2	1,380	3 BHK	5,93,884
551	P2-1803	P2	1,380	3 BHK	6,65,252
552	P2-1804	P2	1,380	3 BHK	7,85,266
553	P2-1805	P2	1,155	2 BHK	3,56,439
554	P2-1806	P2	1,155	2 BHK	7,07,946
555	P2-1807	P2	1,155	2 BHK	16,98,496
556	P2-1901	P2	1,380	3 BHK	5,26,927
557	P2-1902	P2	1,380	3 BHK	9,36,588
558	P2-1903	P2	1,380	3 BHK	17,771
559	P2-1904	P2	1,380	3 BHK	5,79,194
560	P2-1905	P2	1,155	2 BHK	4,67,363
561	P2-1906	P2	1,155	2 BHK	2,22,430
562	P2-1907	P2	1,155	2 BHK	69,224
563	P2-2	P2	1,380	3 BHK	13,85,341



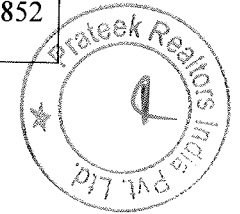
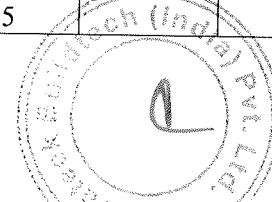
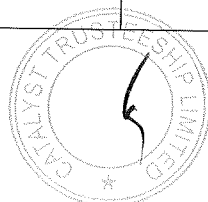
R



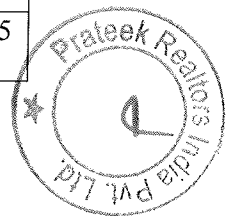
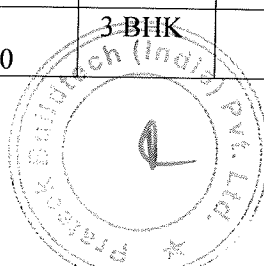
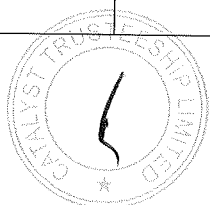
e



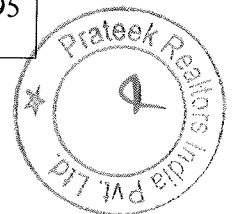
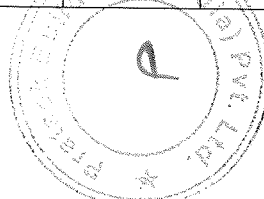
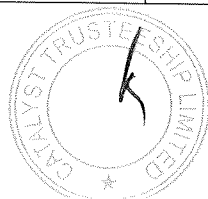
564	P2-2001	P2	1,380	3 BHK	6,51,946
565	P2-2002	P2	1,380	3 BHK	6,05,211
566	P2-2003	P2	1,380	3 BHK	8,57,154
567	P2-2004	P2	1,380	3 BHK	1,97,150
568	P2-2005	P2	1,155	2 BHK	4,62,850
569	P2-2007	P2	1,155	2 BHK	17,10,185
570	P2-2008	P2	1,155	2 BHK	6,20,408
571	P2-201	P2	1,380	3 BHK	3,11,499
572	P2-202	P2	1,380	3 BHK	2,64,845
573	P2-203	P2	1,380	3 BHK	18,60,102
574	P2-204	P2	1,380	3 BHK	15,34,572
575	P2-205	P2	1,155	2 BHK	2,75,867
576	P2-206	P2	1,155	2 BHK	52,737
577	P2-207	P2	1,155	2 BHK	5,17,335
578	P2-208	P2	1,155	2 BHK	1,02,296
579	P2-2101	P2	1,380	3 BHK	22,60,173
580	P2-2102	P2	1,380	3 BHK	10,22,917
581	P2-2104	P2	1,380	3 BHK	11,41,965
582	P2-2105	P2	1,155	2 BHK	1,77,167
583	P2-2106	P2	1,155	2 BHK	8,23,644
584	P2-2107	P2	1,155	2 BHK	1,99,167
585	P2-2201	P2	1,380	3 BHK	4,75,845
586	P2-2202	P2	1,380	3 BHK	4,07,557
587	P2-2203	P2	1,380	3 BHK	4,20,178
588	P2-2204	P2	1,380	3 BHK	68,396
589	P2-2205	P2	1,155	2 BHK	15,86,156
590	P2-2206	P2	1,155	2 BHK	9,25,852



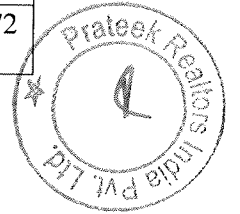
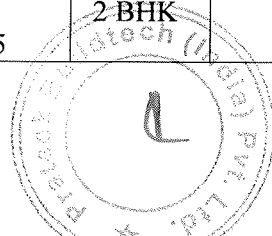
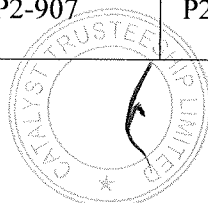
591	P2-2207	P2	1,155	2 BHK	6,04,495
592	P2-2301	P2	1,380	3 BHK	2,04,746
593	P2-2302	P2	1,380	3 BHK	26,502
594	P2-2303	P2	1,380	3 BHK	10,80,046
595	P2-2304	P2	1,380	3 BHK	5,95,783
596	P2-2305	P2	1,155	2 BHK	2,58,033
597	P2-2306	P2	1,155	2 BHK	5,32,930
598	P2-2307	P2	1,155	2 BHK	5,19,931
599	P2-2403	P2	1,380	3 BHK	6,59,645
600	P2-2404	P2	1,380	3 BHK	17,302
601	P2-2405	P2	1,155	2 BHK	4,51,674
602	P2-2407	P2	1,155	2 BHK	5,38,652
603	P2-2501	P2	1,380	3 BHK	4,46,469
604	P2-2502	P2	1,380	3 BHK	13,09,564
605	P2-2503	P2	1,380	3 BHK	7,21,321
606	P2-2504	P2	1,380	3 BHK	17,302
607	P2-2505	P2	1,155	2 BHK	35,99,173
608	P2-2506	P2	1,155	2 BHK	28,61,460
609	P2-2507	P2	1,155	2 BHK	5,32,408
610	P2-2601	P2	1,380	3 BHK	6,33,982
611	P2-2602	P2	1,380	3 BHK	9,11,241
612	P2-2603	P2	1,380	3 BHK	10,14,791
613	P2-2604	P2	1,380	3 BHK	22,52,884
614	P2-2605	P2	1,155	2 BHK	76,29,670
615	P2-2607	P2	1,155	2 BHK	10,95,677
616	P2-2608	P2	1,155	2 BHK	61,15,715
617	P2-2701	P2	1,380	3 BHK	7,05,075



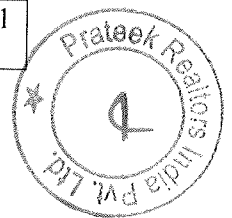
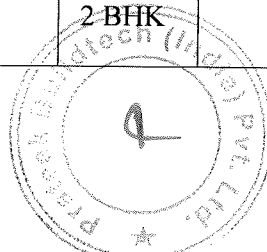
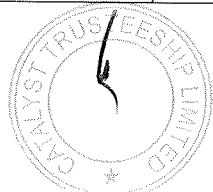
618	P2-2702	P2		3 BHK	11,49,197
			1,380		
619	P2-2703	P2		3 BHK	63,14,592
			1,380		
620	P2-2704	P2		3 BHK	68,56,898
			1,380		
621	P2-2707	P2		2 BHK	16,99,605
			1,155		
622	P2-2804	P2		3 BHK	3,86,640
			1,380		
623	P2-3	P2		3 BHK	17,04,299
			1,380		
624	P2-301	P2		3 BHK	33,44,305
			1,380		
625	P2-302	P2		3 BHK	6,48,263
			1,380		
626	P2-304	P2		3 BHK	3,54,318
			1,380		
627	P2-305	P2		2 BHK	16,02,066
			1,155		
628	P2-306	P2		2 BHK	5,14,557
			1,155		
629	P2-308	P2		2 BHK	2,62,816
			1,155		
630	P2-401	P2		3 BHK	2,33,325
			1,380		
631	P2-402	P2		3 BHK	14,00,224
			1,380		
632	P2-403	P2		3 BHK	10,68,868
			1,380		
633	P2-404	P2		3 BHK	1,70,420
			1,380		
634	P2-405	P2		2 BHK	1,13,013
			1,155		
635	P2-406	P2		2 BHK	11,59,423
			1,155		
636	P2-407	P2		2 BHK	5,01,314
			1,155		
637	P2-408	P2		2 BHK	5,78,826
			1,155		
638	P2-501	P2		3 BHK	7,27,823
			1,380		
639	P2-503	P2		3 BHK	5,79,621
			1,380		
640	P2-504	P2		3 BHK	4,65,942
			1,380		
641	P2-505	P2		2 BHK	52,310
			1,155		
642	P2-507	P2		2 BHK	2,18,739
			1,155		
643	P2-508	P2		2 BHK	4,78,082
			1,155		
644	P2-6	P2		2 BHK	11,60,195
			1,155		



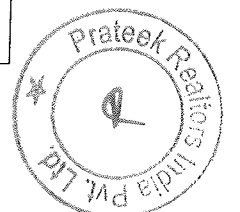
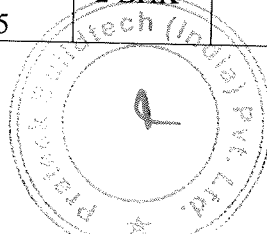
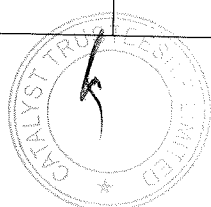
645	P2-601	P2	1,380	3 BHK	3,32,453
646	P2-602	P2	1,380	3 BHK	20,24,428
647	P2-603	P2	1,380	3 BHK	3,97,349
648	P2-604	P2	1,380	3 BHK	15,08,055
649	P2-606	P2	1,155	2 BHK	10,65,271
650	P2-607	P2	1,155	2 BHK	5,82,288
651	P2-608	P2	1,155	2 BHK	1,25,271
652	P2-7	P2	1,155	2 BHK	7,77,364
653	P2-701	P2	1,380	3 BHK	12,01,019
654	P2-702	P2	1,380	3 BHK	18,23,096
655	P2-703	P2	1,380	3 BHK	15,11,518
656	P2-704	P2	1,380	3 BHK	2,64,989
657	P2-705	P2	1,155	2 BHK	26,07,080
658	P2-706	P2	1,155	2 BHK	6,44,106
659	P2-708	P2	1,155	2 BHK	2,91,730
660	P2-8	P2	1,155	2 BHK	90,89,198
661	P2-801	P2	1,380	3 BHK	6,34,912
662	P2-802	P2	1,380	3 BHK	24,63,457
663	P2-803	P2	1,380	3 BHK	3,07,254
664	P2-804	P2	1,380	3 BHK	5,83,326
665	P2-805	P2	1,155	2 BHK	38,44,122
666	P2-901	P2	1,380	3 BHK	12,44,490
667	P2-902	P2	1,380	3 BHK	14,19,305
668	P2-904	P2	1,380	3 BHK	1,52,024
669	P2-905	P2	1,155	2 BHK	11,26,444
670	P2-906	P2	1,155	2 BHK	7,64,401
671	P2-907	P2	1,155	2 BHK	5,13,272



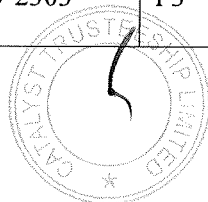
672	P2-908	P2	1,155	2 BHK	2,50,428
673	P3-1	P3	1,155	2 BHK	6,88,886
674	P3-1001	P3	1,155	2 BHK	8,01,454
675	P3-1002	P3	1,155	2 BHK	5,69,224
676	P3-1003	P3	1,155	2 BHK	10,41,307
677	P3-1004	P3	1,380	3 BHK	7,01,094
678	P3-1005	P3	1,380	3 BHK	15,87,705
679	P3-1006	P3	1,380	3 BHK	6,90,950
680	P3-101	P3	1,155	2 BHK	44,95,937
681	P3-102	P3	1,155	2 BHK	7,45,598
682	P3-103	P3	1,155	2 BHK	5,67,378
683	P3-104	P3	1,380	3 BHK	4,04,571
684	P3-105	P3	1,380	3 BHK	7,21,379
685	P3-106	P3	1,380	3 BHK	16,05,998
686	P3-1101	P3	1,155	2 BHK	12,85,364
687	P3-1102	P3	1,155	2 BHK	7,50,969
688	P3-1103	P3	1,155	2 BHK	2,92,579
689	P3-1104	P3	1,380	3 BHK	5,58,658
690	P3-1105	P3	1,380	3 BHK	8,80,773
691	P3-1106	P3	1,380	3 BHK	6,63,246
692	P3-1201	P3	1,155	2 BHK	5,82,958
693	P3-1202	P3	1,155	2 BHK	5,43,615
694	P3-1203	P3	1,155	2 BHK	2,89,449
695	P3-1204	P3	1,380	3 BHK	6,55,826
696	P3-1205	P3	1,380	3 BHK	16,74,512
697	P3-1206	P3	1,380	3 BHK	8,89,254
698	P3-1401	P3	1,155	2 BHK	13,12,831



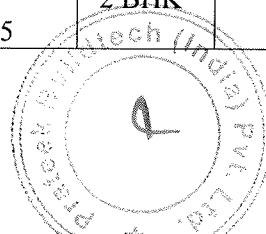
699	P3-1402	P3	1,155	2 BHK	13,24,635
700	P3-1403	P3	1,155	2 BHK	5,93,584
701	P3-1404	P3	1,380	3 BHK	7,45,388
702	P3-1405	P3	1,380	3 BHK	8,82,274
703	P3-1406	P3	1,380	3 BHK	45,62,090
704	P3-1501	P3	1,155	2 BHK	5,53,030
705	P3-1502	P3	1,155	2 BHK	5,67,793
706	P3-1503	P3	1,155	2 BHK	5,40,515
707	P3-1504	P3	1,380	3 BHK	3,54,815
708	P3-1505	P3	1,380	3 BHK	24,43,075
709	P3-1506	P3	1,380	3 BHK	6,60,713
710	P3-1601	P3	1,155	2 BHK	5,89,531
711	P3-1602	P3	1,155	2 BHK	5,67,796
712	P3-1603	P3	1,155	2 BHK	12,68,391
713	P3-1604	P3	1,380	3 BHK	3,11,050
714	P3-1606	P3	1,380	3 BHK	3,22,262
715	P3-1701	P3	1,155	2 BHK	4,66,472
716	P3-1702	P3	1,155	2 BHK	16,85,323
717	P3-1703	P3	1,155	2 BHK	2,79,530
718	P3-1704	P3	1,380	3 BHK	4,49,792
719	P3-1705	P3	1,380	3 BHK	5,92,386
720	P3-1801	P3	1,155	2 BHK	17,95,804
721	P3-1802	P3	1,155	2 BHK	1,26,703
722	P3-1803	P3	1,155	2 BHK	7,01,891
723	P3-1804	P3	1,380	3 BHK	2,72,216
724	P3-1806	P3	1,380	3 BHK	54,37,018
725	P3-1901	P3	1,155	2 BHK	7,10,047



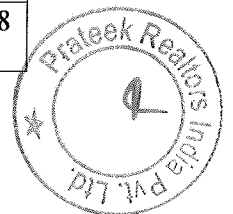
726	P3-1902	P3	1,155	2 BHK	6,16,052
727	P3-1903	P3	1,155	2 BHK	12,23,293
728	P3-1904	P3	1,380	3 BHK	7,52,077
729	P3-2	P3	1,155	2 BHK	10,82,927
730	P3-2001	P3	1,155	2 BHK	5,43,059
731	P3-2002	P3	1,155	2 BHK	6,99,704
732	P3-2003	P3	1,155	2 BHK	12,42,399
733	P3-2004	P3	1,380	3 BHK	3,33,172
734	P3-201	P3	1,155	2 BHK	3,85,683
735	P3-202	P3	1,155	2 BHK	34,81,325
736	P3-203	P3	1,155	2 BHK	7,78,320
737	P3-204	P3	1,380	3 BHK	4,26,798
738	P3-206	P3	1,380	3 BHK	9,04,915
739	P3-2101	P3	1,155	2 BHK	9,51,301
740	P3-2102	P3	1,155	2 BHK	3,51,887
741	P3-2103	P3	1,155	2 BHK	5,22,159
742	P3-2104	P3	1,380	3 BHK	3,23,052
743	P3-2105	P3	1,380	3 BHK	72,07,243
744	P3-2106	P3	1,380	3 BHK	6,63,172
745	P3-2201	P3	1,155	2 BHK	5,19,712
746	P3-2202	P3	1,155	2 BHK	3,08,161
747	P3-2203	P3	1,155	2 BHK	5,37,876
748	P3-2204	P3	1,380	3 BHK	5,26,337
749	P3-2205	P3	1,380	3 BHK	9,99,348
750	P3-2301	P3	1,155	2 BHK	5,49,705
751	P3-2302	P3	1,155	2 BHK	7,53,667
752	P3-2303	P3	1,155	2 BHK	8,93,548



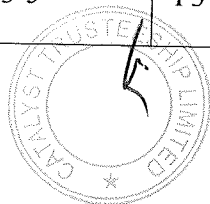
R



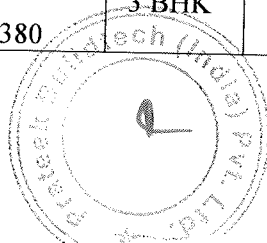
Q



753	P3-2304	P3	1,380	3 BHK	8,04,195
754	P3-2401	P3	1,155	2 BHK	5,90,884
755	P3-2402	P3	1,155	2 BHK	2,43,457
756	P3-2403	P3	1,155	2 BHK	11,82,427
757	P3-2404	P3	1,380	3 BHK	7,20,529
758	P3-2501	P3	1,155	2 BHK	41,33,587
759	P3-2502	P3	1,155	2 BHK	40,77,081
760	P3-2503	P3	1,155	2 BHK	3,09,097
761	P3-2504	P3	1,380	3 BHK	40,49,418
762	P3-2601	P3	1,155	2 BHK	69,60,419
763	P3-2602	P3	1,155	2 BHK	77,93,033
764	P3-2603	P3	1,155	2 BHK	13,71,156
765	P3-3	P3	1,155	2 BHK	21,89,905
766	P3-301	P3	1,155	2 BHK	2,33,890
767	P3-302	P3	1,155	2 BHK	9,05,008
768	P3-303	P3	1,155	2 BHK	5,82,958
769	P3-304	P3	1,380	3 BHK	12,46,377
770	P3-305	P3	1,380	3 BHK	62,98,141
771	P3-306	P3	1,380	3 BHK	4,21,267
772	P3-4	P3	1,380	3 BHK	7,14,917
773	P3-401	P3	1,155	2 BHK	11,84,366
774	P3-402	P3	1,155	2 BHK	5,67,540
775	P3-403	P3	1,155	2 BHK	8,03,790
776	P3-404	P3	1,380	3 BHK	3,96,446
777	P3-405	P3	1,380	3 BHK	67,93,380
778	P3-406	P3	1,380	3 BHK	6,43,832
779	P3-5	P3	1,380	3 BHK	6,81,696



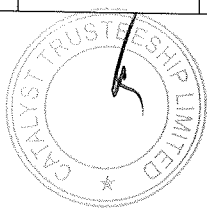
h



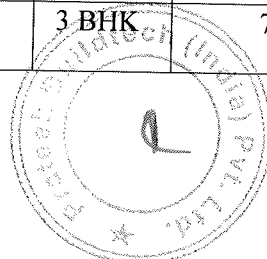
q



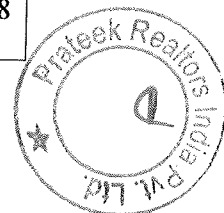
780	P3-502	P3		2 BHK	5,70,867
781	P3-503	P3	1,155	2 BHK	51,13,826
782	P3-504	P3	1,155	3 BHK	8,59,160
783	P3-506	P3	1,380	3 BHK	6,88,950
784	P3-6	P3	1,380	3 BHK	14,49,706
785	P3-601	P3	1,155	2 BHK	5,74,412
786	P3-602	P3	1,155	2 BHK	20,07,895
787	P3-603	P3	1,155	2 BHK	2,70,795
788	P3-604	P3	1,380	3 BHK	9,01,584
789	P3-606	P3	1,380	3 BHK	6,98,207
790	P3-701	P3	1,155	2 BHK	2,97,576
791	P3-702	P3	1,155	2 BHK	2,71,029
792	P3-703	P3	1,155	2 BHK	2,59,579
793	P3-704	P3	1,380	3 BHK	15,83,777
794	P3-705	P3	1,380	3 BHK	19,20,871
795	P3-706	P3	1,380	3 BHK	27,53,711
796	P3-801	P3	1,155	2 BHK	5,67,756
797	P3-802	P3	1,155	2 BHK	7,43,722
798	P3-803	P3	1,155	2 BHK	6,15,912
799	P3-804	P3	1,380	3 BHK	82,39,927
800	P3-806	P3	1,380	3 BHK	26,55,155
801	P3-901	P3	1,155	2 BHK	10,68,592
802	P3-902	P3	1,155	2 BHK	5,51,554
803	P3-903	P3	1,155	2 BHK	6,69,393
804	P3-904	P3	1,380	3 BHK	3,61,440
805	P3-906	P3	1,380	3 BHK	73,06,878
806	P4-1	P4	1,380	3 BHK	73,82,948



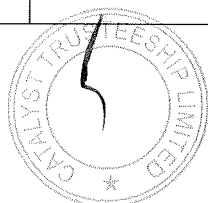
H



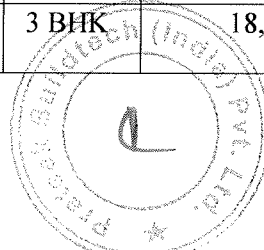
Q



807	P4-1003	P4	1,380	3 BHK	9,84,728
808	P4-1004	P4	1,380	3 BHK	10,34,862
809	P4-1006	P4	1,155	2 BHK	2,94,194
810	P4-1007	P4	1,155	2 BHK	5,00,233
811	P4-1008	P4	1,155	2 BHK	4,68,741
812	P4-101	P4	1,380	3 BHK	57,70,320
813	P4-105	P4	1,155	2 BHK	11,22,427
814	P4-106	P4	1,155	2 BHK	7,36,208
815	P4-107	P4	1,155	2 BHK	12,63,182
816	P4-1101	P4	1,380	3 BHK	12,94,592
817	P4-1103	P4	1,380	3 BHK	93,43,539
818	P4-1104	P4	1,380	3 BHK	6,33,450
819	P4-1105	P4	1,155	2 BHK	6,60,521
820	P4-1106	P4	1,155	2 BHK	13,40,746
821	P4-1108	P4	1,155	2 BHK	8,09,598
822	P4-1201	P4	1,380	3 BHK	12,88,891
823	P4-1204	P4	1,380	3 BHK	1,22,385
824	P4-1205	P4	1,155	2 BHK	9,61,180
825	P4-1206	P4	1,155	2 BHK	6,19,046
826	P4-1208	P4	1,155	2 BHK	2,52,743
827	P4-1404	P4	1,380	3 BHK	7,90,768
828	P4-1405	P4	1,155	2 BHK	2,77,328
829	P4-1406	P4	1,155	2 BHK	6,31,169
830	P4-1407	P4	1,155	2 BHK	38,53,212
831	P4-1408	P4	1,155	2 BHK	18,33,075
832	P4-1501	P4	1,380	3 BHK	8,09,918
833	P4-1504	P4	1,380	3 BHK	18,15,845



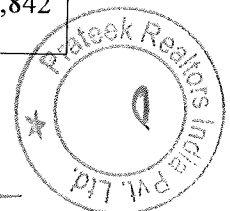
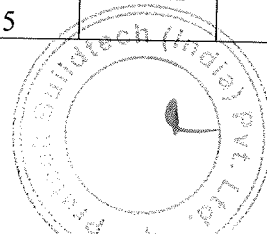
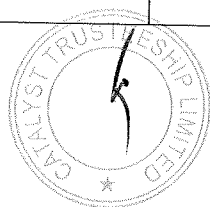
H



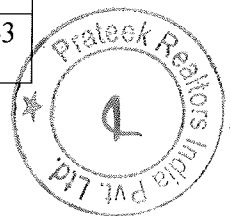
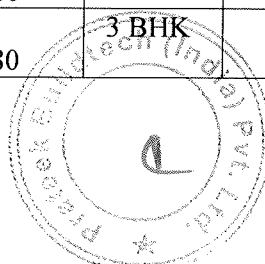
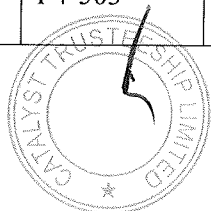
D



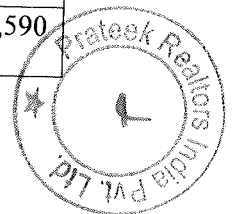
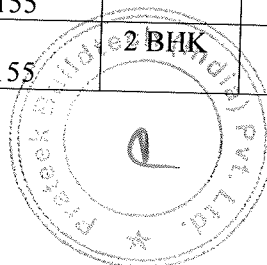
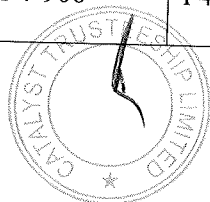
834	P4-1505	P4	1,155	2 BHK	6,11,098
835	P4-1506	P4	1,155	2 BHK	3,47,581
836	P4-1508	P4	1,155	2 BHK	1,86,001
837	P4-1601	P4	1,380	3 BHK	8,37,676
838	P4-1606	P4	1,155	2 BHK	26,384
839	P4-1607	P4	1,155	2 BHK	7,63,543
840	P4-1608	P4	1,155	2 BHK	11,15,357
841	P4-1701	P4	1,380	3 BHK	3,77,939
842	P4-1702	P4	1,380	3 BHK	4,30,073
843	P4-1703	P4	1,380	3 BHK	8,26,787
844	P4-1706	P4	1,155	2 BHK	1,53,578
845	P4-1708	P4	1,155	2 BHK	5,21,400
846	P4-1801	P4	1,380	3 BHK	7,52,302
847	P4-1804	P4	1,380	3 BHK	3,72,250
848	P4-1805	P4	1,155	2 BHK	3,01,895
849	P4-1806	P4	1,155	2 BHK	2,61,709
850	P4-1906	P4	1,155	2 BHK	5,83,985
851	P4-2	P4	1,380	3 BHK	73,30,308
852	P4-2004	P4	1,380	3 BHK	9,44,773
853	P4-2006	P4	1,155	2 BHK	18,56,549
854	P4-204	P4	1,380	3 BHK	3,19,455
855	P4-205	P4	1,155	2 BHK	3,71,959
856	P4-207	P4	1,155	2 BHK	44,84,928
857	P4-208	P4	1,155	2 BHK	44,84,928
858	P4-2101	P4	1,380	3 BHK	7,74,643
859	P4-2105	P4	1,155	2 BHK	9,08,213
860	P4-2106	P4	1,155	2 BHK	6,36,842



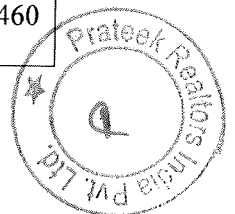
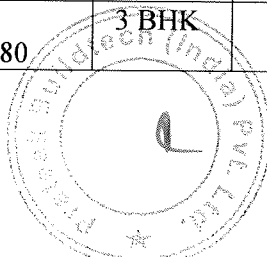
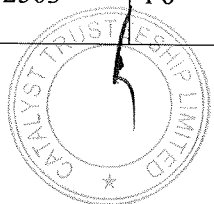
861	P4-2107	P4	1,155	2 BHK	23,64,698
862	P4-2201	P4	1,380	3 BHK	25,50,501
863	P4-2202	P4	1,380	3 BHK	89,927
864	P4-2204	P4	1,380	3 BHK	9,11,218
865	P4-2205	P4	1,155	2 BHK	4,07,584
866	P4-2206	P4	1,155	2 BHK	12,14,878
867	P4-2208	P4	1,155	2 BHK	14,64,813
868	P4-2306	P4	1,155	2 BHK	6,52,849
869	P4-2404	P4	1,380	3 BHK	5,60,693
870	P4-2405	P4	1,155	2 BHK	10,02,040
871	P4-2406	P4	1,155	2 BHK	22,06,193
872	P4-2504	P4	1,380	3 BHK	6,72,870
873	P4-2506	P4	1,155	2 BHK	15,53,736
874	P4-2605	P4	1,155	2 BHK	60,43,237
875	P4-2606	P4	1,155	2 BHK	3,67,328
876	P4-301	P4	1,380	3 BHK	5,57,194
877	P4-305	P4	1,155	2 BHK	3,31,370
878	P4-306	P4	1,155	2 BHK	3,83,882
879	P4-4	P4	1,380	3 BHK	8,82,162
880	P4-402	P4	1,380	3 BHK	5,84,413
881	P4-403	P4	1,380	3 BHK	1,82,014
882	P4-404	P4	1,380	3 BHK	2,93,434
883	P4-405	P4	1,155	2 BHK	2,20,916
884	P4-408	P4	1,155	2 BHK	10,25,669
885	P4-5	P4	1,155	2 BHK	6,29,723
886	P4-502	P4	1,380	3 BHK	9,03,334
887	P4-503	P4	1,380	3 BHK	8,91,163



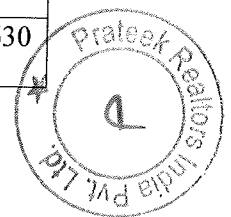
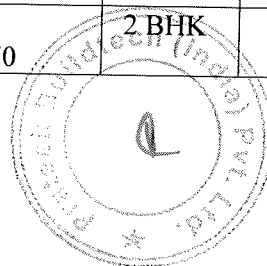
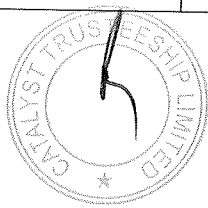
888	P4-504	P4		3 BHK	8,91,163
889	P4-505	P4	1,380	2 BHK	2,24,569
890	P4-506	P4	1,155	2 BHK	42,113
891	P4-507	P4	1,155	2 BHK	5,04,677
892	P4-603	P4	1,380	3 BHK	6,64,461
893	P4-604	P4	1,380	3 BHK	6,01,758
894	P4-605	P4	1,155	2 BHK	7,18,130
895	P4-606	P4	1,155	2 BHK	5,18,086
896	P4-607	P4	1,155	2 BHK	1,95,940
897	P4-608	P4	1,155	2 BHK	4,83,022
898	P4-701	P4	1,380	3 BHK	43,09,054
899	P4-702	P4	1,380	3 BHK	10,07,367
900	P4-704	P4	1,380	3 BHK	3,03,868
901	P4-705	P4	1,155	2 BHK	7,22,768
902	P4-706	P4	1,155	2 BHK	12,00,192
903	P4-707	P4	1,155	2 BHK	14,36,574
904	P4-708	P4	1,155	2 BHK	15,16,279
905	P4-8	P4	1,155	2 BHK	7,98,519
906	P4-803	P4	1,380	3 BHK	38,55,967
907	P4-804	P4	1,380	3 BHK	11,00,811
908	P4-805	P4	1,155	2 BHK	5,03,228
909	P4-806	P4	1,155	2 BHK	2,12,621
910	P4-808	P4	1,155	2 BHK	6,49,578
911	P4-901	P4	1,380	3 BHK	72,84,005
912	P4-904	P4	1,380	3 BHK	32,26,782
913	P4-905	P4	1,155	2 BHK	3,27,952
914	P4-906	P4	1,155	2 BHK	7,00,590



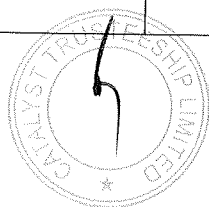
915	P4-907	P4	1,155	2 BHK	31,65,711
916	P4-908	P4	1,155	2 BHK	2,82,646
917	P5-1007	P5	1,155	2 BHK	2,33,088
918	P5-106	P5	1,155	2 BHK	2,54,352
919	P5-1102	P5	1,380	3 BHK	5,46,752
920	P5-1602	P5	1,380	3 BHK	26,50,388
921	P5-1702	P5	1,380	3 BHK	51,18,013
922	P5-1802	P5	1,380	3 BHK	4,60,258
923	P5-2003	P5	1,380	3 BHK	44,28,825
924	P5-2102	P5	1,380	3 BHK	3,28,310
925	P5-2105	P5	1,155	2 BHK	7,24,815
926	P5-2405	P5	1,155	2 BHK	61,20,716
927	P5-2408	P5	1,155	2 BHK	16,445
928	P5-2604	P5	1,380	3 BHK	53,19,460
929	P5-2705	P5	1,155	2 BHK	48,71,597
930	P5-2707	P5	1,155	2 BHK	6,21,528
931	P5-302	P5	1,380	3 BHK	4,01,421
932	P6-1201	P6	1,380	3 BHK	2,89,979
933	P6-1606	P6	1,155	2 BHK	2,30,223
934	P6-1805	P6	1,155	2 BHK	1,47,464
935	P6-1907	P6	1,155	2 BHK	61,87,691
936	P6-2001	P6	1,380	3 BHK	57,973
937	P6-202	P6	1,380	3 BHK	3,65,848
938	P6-2304	P6	1,380	3 BHK	2,09,440
939	P6-2307	P6	1,155	2 BHK	40,77,039
940	P6-2403	P6	1,380	3 BHK	73,25,843
941	P6-2503	P6	1,380	3 BHK	13,94,460



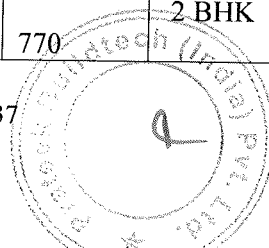
942	P6-305	P6	1,155	2 BHK	1,41,613
943	P6-403	P6	1,380	3 BHK	6,29,720
944	P6-605	P6	1,155	2 BHK	1,74,603
945	P6-7	P6	1,155	2 BHK	73,39,638
946	P6-805	P6	1,155	2 BHK	69,040
947	P7-1	P7	970	2 BHK	6,70,207
948	P7-1001	P7	970	2 BHK	4,09,753
949	P7-1002	P7	970	2 BHK	2,14,542
950	P7-1003	P7	970	2 BHK	5,06,690
951	P7-1004	P7	970	2 BHK	2,18,276
952	P7-1005	P7	770	2 BHK	2,99,293
953	P7-1006	P7	770	2 BHK	1,74,139
954	P7-1007	P7	770	2 BHK	15,07,197
955	P7-101	P7	970	2 BHK	3,77,325
956	P7-103	P7	970	2 BHK	2,25,456
957	P7-104	P7	970	2 BHK	4,38,474
958	P7-105	P7	770	2 BHK	1,88,093
959	P7-106	P7	770	2 BHK	3,31,314
960	P7-107	P7	770	2 BHK	3,34,021
961	P7-1102	P7	970	2 BHK	4,09,754
962	P7-1103	P7	970	2 BHK	2,14,542
963	P7-1105	P7	770	2 BHK	4,34,576
964	P7-1106	P7	770	2 BHK	3,13,038
965	P7-1201	P7	970	2 BHK	4,29,962
966	P7-1202	P7	970	2 BHK	4,09,754
967	P7-1203	P7	970	2 BHK	5,62,935
968	P7-1206	P7	770	2 BHK	3,21,630



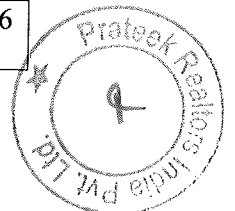
969	P7-1401	P7	970	2 BHK	4,17,278
970	P7-1402	P7	970	2 BHK	4,02,570
971	P7-1403	P7	970	2 BHK	4,02,915
972	P7-1404	P7	970	2 BHK	5,69,972
973	P7-1406	P7	770	2 BHK	12,65,110
974	P7-1502	P7	970	2 BHK	5,59,864
975	P7-1503	P7	970	2 BHK	5,69,897
976	P7-1504	P7	970	2 BHK	2,11,048
977	P7-1506	P7	770	2 BHK	1,68,599
978	P7-1508	P7	770	2 BHK	4,13,109
979	P7-1601	P7	970	2 BHK	4,71,787
980	P7-1603	P7	970	2 BHK	1,64,972
981	P7-1604	P7	970	2 BHK	5,69,075
982	P7-1605	P7	770	2 BHK	4,32,271
983	P7-1606	P7	770	2 BHK	4,36,497
984	P7-1607	P7	770	2 BHK	1,72,336
985	P7-1701	P7	970	2 BHK	12,56,210
986	P7-1702	P7	970	2 BHK	2,11,096
987	P7-1703	P7	970	2 BHK	2,09,323
988	P7-1704	P7	970	2 BHK	5,66,193
989	P7-1706	P7	770	2 BHK	1,68,656
990	P7-1707	P7	770	2 BHK	1,68,656
991	P7-1708	P7	770	2 BHK	3,14,156
992	P7-1802	P7	970	2 BHK	3,04,850
993	P7-1803	P7	970	2 BHK	2,69,719
994	P7-1804	P7	970	2 BHK	5,55,755
995	P7-1807	P7	770	2 BHK	1,72,336



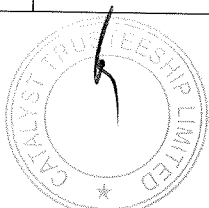
h



e

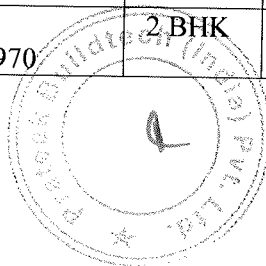


996	P7-1902	P7	970	2 BHK	12,52,934
997	P7-1903	P7	970	2 BHK	8,82,967
998	P7-1906	P7	770	2 BHK	3,12,214
999	P7-2	P7	970	2 BHK	8,74,647
1000	P7-2002	P7	970	2 BHK	3,90,237
1001	P7-2003	P7	970	2 BHK	3,57,656
1002	P7-2004	P7	970	2 BHK	2,05,159
1003	P7-201	P7	970	2 BHK	2,34,378
1004	P7-202	P7	970	2 BHK	2,25,456
1005	P7-204	P7	970	2 BHK	2,25,455
1006	P7-206	P7	770	2 BHK	1,25,196
1007	P7-207	P7	770	2 BHK	3,51,822
1008	P7-2101	P7	970	2 BHK	11,39,552
1009	P7-2102	P7	970	2 BHK	3,95,738
1010	P7-2103	P7	970	2 BHK	3,91,938
1011	P7-2104	P7	970	2 BHK	3,97,563
1012	P7-2106	P7	770	2 BHK	1,15,203
1013	P7-2107	P7	770	2 BHK	1,62,111
1014	P7-2108	P7	770	2 BHK	48,97,212
1015	P7-2201	P7	970	2 BHK	3,85,375
1016	P7-2202	P7	970	2 BHK	2,16,647
1017	P7-2203	P7	970	2 BHK	5,70,117
1018	P7-2204	P7	970	2 BHK	5,37,471
1019	P7-2207	P7	770	2 BHK	42,63,242
1020	P7-2208	P7	770	2 BHK	32,48,790
1021	P7-2301	P7	970	2 BHK	4,43,459
1022	P7-2302	P7	970	2 BHK	1,63,843

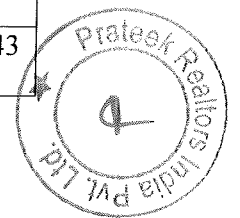


B

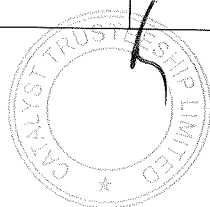
38



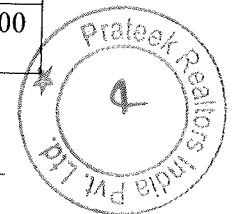
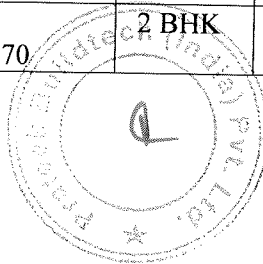
Q



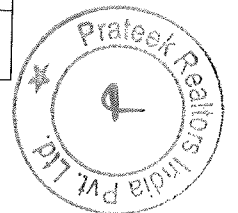
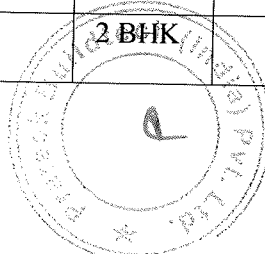
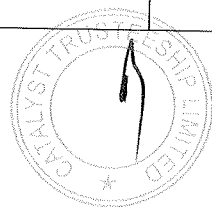
1023	P7-2304	P7	970	2 BHK	3,97,563
1024	P7-2307	P7	770	2 BHK	48,57,920
1025	P7-2308	P7	770	2 BHK	52,26,409
1026	P7-2401	P7	970	2 BHK	5,271
1027	P7-2402	P7	970	2 BHK	1,98,727
1028	P7-2403	P7	970	2 BHK	4,76,181
1029	P7-2404	P7	970	2 BHK	4,38,154
1030	P7-2406	P7	770	2 BHK	43,29,285
1031	P7-2501	P7	970	2 BHK	2,69,970
1032	P7-2502	P7	970	2 BHK	55,875
1033	P7-2503	P7	970	2 BHK	2,00,087
1034	P7-2504	P7	970	2 BHK	20,52,310
1035	P7-2601	P7	970	2 BHK	9,52,552
1036	P7-2602	P7	970	2 BHK	8,83,263
1037	P7-2604	P7	970	2 BHK	2,03,822
1038	P7-2701	P7	970	2 BHK	4,73,845
1039	P7-2702	P7	970	2 BHK	5,39,166
1040	P7-2703	P7	970	2 BHK	2,91,917
1041	P7-2704	P7	970	2 BHK	4,68,174
1042	P7-2806	P7	770	2 BHK	31,45,561
1043	P7-3	P7	970	2 BHK	4,46,538
1044	P7-301	P7	970	2 BHK	6,13,716
1045	P7-302	P7	970	2 BHK	4,28,292
1046	P7-303	P7	970	2 BHK	5,60,475
1047	P7-307	P7	770	2 BHK	5,840
1048	P7-4	P7	970	2 BHK	1,92,424
1049	P7-401	P7	970	2 BHK	2,35,400



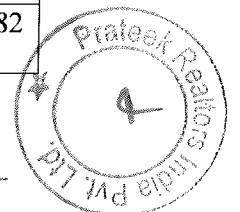
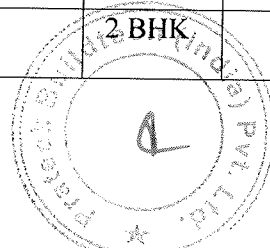
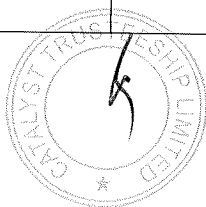
R



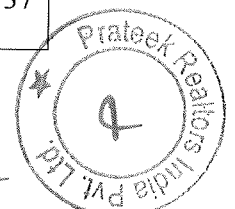
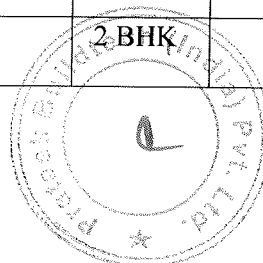
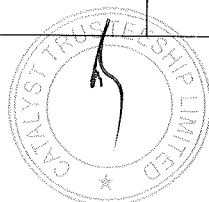
1050	P7-402	P7	970	2 BHK	2,18,276
1051	P7-403	P7	970	2 BHK	3,89,010
1052	P7-404	P7	970	2 BHK	4,70,798
1053	P7-407	P7	770	2 BHK	45,75,356
1054	P7-503	P7	970	2 BHK	2,06,707
1055	P7-504	P7	970	2 BHK	2,21,864
1056	P7-506	P7	770	2 BHK	4,48,779
1057	P7-6	P7	770	2 BHK	2,55,680
1058	P7-601	P7	970	2 BHK	5,91,082
1059	P7-602	P7	970	2 BHK	4,06,644
1060	P7-603	P7	970	2 BHK	2,06,405
1061	P7-604	P7	970	2 BHK	31,48,409
1062	P7-606	P7	770	2 BHK	3,01,277
1063	P7-607	P7	770	2 BHK	4,52,997
1064	P7-701	P7	970	2 BHK	2,38,798
1065	P7-703	P7	970	2 BHK	6,85,081
1066	P7-704	P7	970	2 BHK	4,16,931
1067	P7-706	P7	770	2 BHK	3,29,506
1068	P7-803	P7	970	2 BHK	4,16,931
1069	P7-804	P7	970	2 BHK	4,16,930
1070	P7-901	P7	970	2 BHK	4,16,922
1071	P7-902	P7	970	2 BHK	4,28,676
1072	P7-903	P7	970	2 BHK	4,16,954
1073	P7-907	P7	770	2 BHK	3,03,155
1074	P8-1	P8	970	2 BHK	20,44,932
1075	P8-1005	P8	770	2 BHK	30,699
1076	P8-1006	P8	770	2 BHK	1,92,586



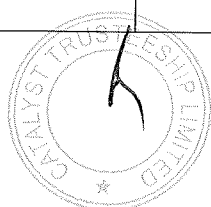
1077	P8-103	P8	970	2 BHK	8,35,496
1078	P8-104	P8	770	2 BHK	8,91,400
1079	P8-105	P8	770	2 BHK	5,50,751
1080	P8-106	P8	770	2 BHK	3,28,942
1081	P8-1101	P8	970	2 BHK	3,63,216
1082	P8-1102	P8	970	2 BHK	72,90,228
1083	P8-1103	P8	970	2 BHK	1,63,522
1084	P8-1106	P8	770	2 BHK	1,92,586
1085	P8-1202	P8	970	2 BHK	4,19,548
1086	P8-1203	P8	970	2 BHK	8,13,974
1087	P8-1204	P8	770	2 BHK	34,84,956
1088	P8-1206	P8	770	2 BHK	3,37,418
1089	P8-1401	P8	970	2 BHK	3,18,232
1090	P8-1403	P8	970	2 BHK	51,48,021
1091	P8-1406	P8	770	2 BHK	1,92,617
1092	P8-1501	P8	970	2 BHK	1,81,807
1093	P8-1503	P8	970	2 BHK	37,04,032
1094	P8-1506	P8	770	2 BHK	30,60,123
1095	P8-1602	P8	970	2 BHK	4,12,368
1096	P8-1603	P8	970	2 BHK	9,02,971
1097	P8-1604	P8	770	2 BHK	14,36,663
1098	P8-1606	P8	770	2 BHK	3,17,570
1099	P8-1702	P8	970	2 BHK	41,47,636
1100	P8-1703	P8	970	2 BHK	4,47,064
1101	P8-1704	P8	770	2 BHK	1,89,553
1102	P8-1705	P8	770	2 BHK	30,67,633
1103	P8-1706	P8	770	2 BHK	8,23,982



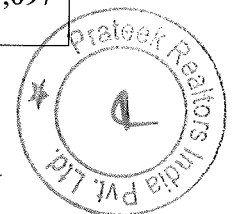
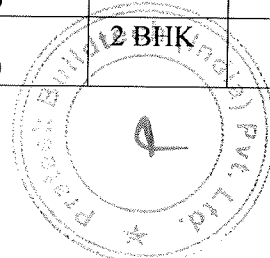
1104	P8-1801	P8	970	2 BHK	4,00,180
1105	P8-1802	P8	970	2 BHK	22,32,573
1106	P8-1803	P8	970	2 BHK	30,33,092
1107	P8-1804	P8	770	2 BHK	4,34,601
1108	P8-1805	P8	770	2 BHK	3,40,508
1109	P8 1806	P8	770	2 BHK	12,159
1110	P8-1901	P8	970	2 BHK	11,45,428
1111	P8-1902	P8	970	2 BHK	56,57,508
1112	P8-1903	P8	970	2 BHK	11,59,228
1113	P8-1904	P8	770	2 BHK	30,52,598
1114	P8-1904	P8	770	2 BHK	53,76,236
1115	P8-2	P8	970	2 BHK	65,50,670
1116	P8-2003	P8	970	2 BHK	10,73,143
1117	P8-2006	P8	770	2 BHK	1,99,019
1118	P8-202	P8	970	2 BHK	8,23,674
1119	P8-203	P8	970	2 BHK	3,12,901
1120	P8-204	P8	770	2 BHK	5,93,728
1121	P8-206	P8	770	2 BHK	2,02,190
1122	P8-2101	P8	970	2 BHK	11,06,722
1123	P8-2102	P8	970	2 BHK	53,57,436
1124	P8-2103	P8	970	2 BHK	4,04,965
1125	P8-2104	P8	770	2 BHK	7,39,161
1126	P8-2106	P8	770	2 BHK	27,43,352
1127	P8-2201	P8	970	2 BHK	1,04,317
1128	P8-2203	P8	970	2 BHK	1,89,828
1129	P8-2204	P8	770	2 BHK	45,89,832
1130	P8-2206	P8	770	2 BHK	59,737



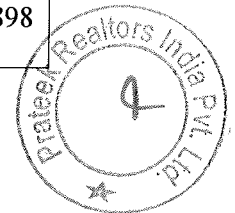
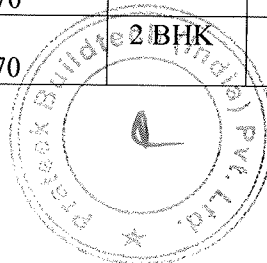
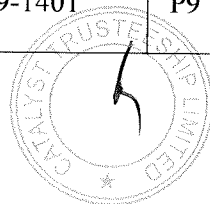
1131	P8-2303	P8	970	2 BHK	3,76,137
1132	P8-2306	P8	770	2 BHK	1,70,199
1133	P8-2401	P8	970	2 BHK	7,23,465
1134	P8-2403	P8	970	2 BHK	5,35,440
1135	P8-2404	P8	770	2 BHK	7,59,156
1136	P8-2406	P8	770	2 BHK	26,42,210
1137	P8-2503	P8	970	2 BHK	32,63,761
1138	P8-2604	P8	770	2 BHK	3,58,800
1139	P8-3	P8	970	2 BHK	1,52,211
1140	P8-301	P8	970	2 BHK	2,35,400
1141	P8-302	P8	970	2 BHK	1,25,867
1142	P8-303	P8	970	2 BHK	4,43,406
1143	P8-401	P8	970	2 BHK	11,01,469
1144	P8-403	P8	970	2 BHK	10,14,978
1145	P8-405	P8	770	2 BHK	3,32,430
1146	P8-502	P8	970	2 BHK	4,27,386
1147	P8-503	P8	970	2 BHK	10,65,746
1148	P8-6	P8	770	2 BHK	4,66,813
1149	P8-601	P8	970	2 BHK	2,49,766
1150	P8-602	P8	970	2 BHK	14,16,494
1151	P8-603	P8	970	2 BHK	2,35,400
1152	P8-606	P8	770	2 BHK	1,95,701
1153	P8-701	P8	970	2 BHK	5,88,068
1154	P8-702	P8	970	2 BHK	4,32,350
1155	P8-703	P8	970	2 BHK	6,07,477
1156	P8-706	P8	770	2 BHK	31,219
1157	P8-801	P8	970	2 BHK	22,71,697



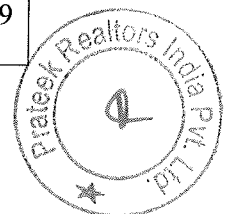
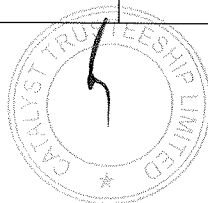
h



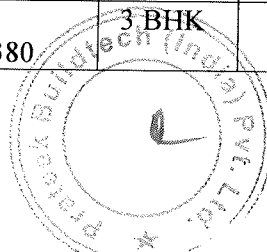
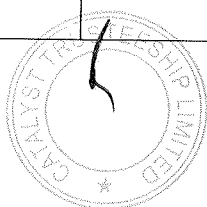
1158	P8-803	P8	970	2 BHK	20,492
1159	P8-805	P8	770	2 BHK	4,78,112
1160	P8-806	P8	770	2 BHK	4,15,781
1161	P8-901	P8	970	2 BHK	10,58,220
1162	P8-902	P8	970	2 BHK	43,46,474
1163	P8-903	P8	970	2 BHK	4,51,651
1164	P8-906	P8	770	2 BHK	20,93,715
1165	P9-1	P9	970	2 BHK	2,27,981
1166	P9-1001	P9	970	2 BHK	1,04,116
1167	P9-1002	P9	970	2 BHK	2,41,371
1168	P9-1003	P9	970	2 BHK	2,45,652
1169	P9-1004	P9	1,380	3 BHK	3,57,968
1170	P9-1005	P9	1,380	3 BHK	24,61,572
1171	P9-101	P9	970	2 BHK	4,24,115
1172	P9-102	P9	970	2 BHK	13,02,169
1173	P9-103	P9	970	2 BHK	2,49,440
1174	P9-104	P9	1,380	3 BHK	6,37,842
1175	P9-105	P9	1,380	3 BHK	52,640
1176	P9-106	P9	1,380	3 BHK	6,17,273
1177	P9-1101	P9	970	2 BHK	15,98,050
1178	P9-1102	P9	970	2 BHK	4,09,753
1179	P9-1103	P9	970	2 BHK	2,45,652
1180	P9-1105	P9	1,380	3 BHK	13,14,132
1181	P9-1106	P9	1,380	3 BHK	5,03,960
1182	P9-1201	P9	970	2 BHK	89,192
1183	P9-1203	P9	970	2 BHK	11,21,936
1184	P9-1401	P9	970	2 BHK	5,69,898



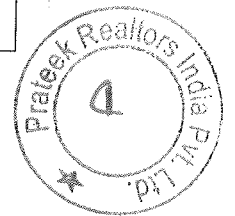
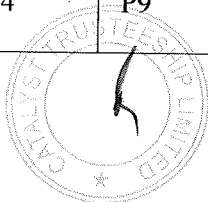
1185	P9-1402	P9	970	2 BHK	4,02,573
1186	P9-1403	P9	970	2 BHK	56,129
1187	P9-1404	P9	1,380	3 BHK	2,91,356
1188	P9-1405	P9	1,380	3 BHK	8,43,050
1189	P9-1406	P9	1,380	3 BHK	2,26,963
1190	P9-1501	P9	970	2 BHK	2,37,333
1191	P9-1502	P9	970	2 BHK	2,37,332
1192	P9-1503	P9	970	2 BHK	2,39,745
1193	P9-1504	P9	1,380	3 BHK	21,89,077
1194	P9-1505	P9	1,380	3 BHK	32,01,514
1195	P9-1506	P9	1,380	3 BHK	8,04,808
1196	P9-1601	P9	970	2 BHK	23,03,076
1197	P9-1602	P9	970	2 BHK	7,24,591
1198	P9-1603	P9	970	2 BHK	2,41,534
1199	P9-1604	P9	1,380	3 BHK	1,91,311
1200	P9-1605	P9	1,380	3 BHK	43,63,723
1201	P9-1606	P9	1,380	3 BHK	16,06,931
1202	P9-1702	P9	970	2 BHK	10,07,854
1203	P9-1703	P9	970	2 BHK	2,37,420
1204	P9-1705	P9	1,380	3 BHK	13,69,783
1205	P9-1706	P9	1,380	3 BHK	3,51,355
1206	P9-1801	P9	970	2 BHK	3,95,392
1207	P9-1802	P9	970	2 BHK	2,41,786
1208	P9-1804	P9	1,380	3 BHK	70,930
1209	P9-1805	P9	1,380	3 BHK	12,81,071
1210	P9-1901	P9	970	2 BHK	5,38,347
1211	P9-1902	P9	970	2 BHK	21,09,609



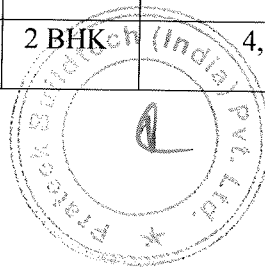
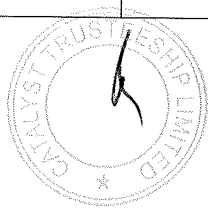
1212	P9-1903	P9	970	2 BHK	2,33,300
1213	P9-1904	P9	1,380	3 BHK	2,93,259
1214	P9-1905	P9	1,380	3 BHK	15,18,133
1215	P9-1906	P9	1,380	3 BHK	53,55,012
1216	P9-2	P9	970	2 BHK	31,584
1217	P9-2001	P9	970	2 BHK	11,28,685
1218	P9-2002	P9	970	2 BHK	15,30,579
1219	P9-2003	P9	970	2 BHK	3,96,235
1220	P9-2005	P9	1,380	3 BHK	56,00,031
1221	P9-202	P9	970	2 BHK	4,16,711
1222	P9-204	P9	1,380	3 BHK	6,42,669
1223	P9-205	P9	1,380	3 BHK	11,64,001
1224	P9-2102	P9	970	2 BHK	3,90,606
1225	P9-2103	P9	970	2 BHK	4,10,496
1226	P9-2104	P9	1,380	3 BHK	11,19,099
1227	P9-2105	P9	1,380	3 BHK	90,72,748
1228	P9-2106	P9	1,380	3 BHK	2,83,402
1229	P9-2201	P9	970	2 BHK	14,65,221
1230	P9-2202	P9	970	2 BHK	2,13,126
1231	P9-2204	P9	1,380	3 BHK	3,09,754
1232	P9-2205	P9	1,380	3 BHK	83,05,887
1233	P9-2206	P9	1,380	3 BHK	13,21,834
1234	P9-2301	P9	970	2 BHK	3,85,818
1235	P9-2302	P9	970	2 BHK	3,85,818
1236	P9-2303	P9	970	2 BHK	1,15,691
1237	P9-2304	P9	1,380	3 BHK	11,45,338
1238	P9-2305	P9	1,380	3 BHK	7,48,332



1239	P9-2306	P9	1,380	3 BHK	10,46,845
1240	P9-2401	P9	970	2 BHK	5,72,627
1241	P9-2402	P9	970	2 BHK	5,05,080
1242	P9-2403	P9	970	2 BHK	3,93,842
1243	P9-2404	P9	1,380	3 BHK	3,21,285
1244	P9-2405	P9	1,380	3 BHK	24,03,604
1245	P9-2406	P9	1,380	3 BHK	6,46,024
1246	P9-2502	P9	970	2 BHK	9,02,054
1247	P9-2504	P9	1,380	3 BHK	1,20,179
1248	P9-2505	P9	1,380	3 BHK	19,16,212
1249	P9-2506	P9	1,380	3 BHK	2,73,491
1250	P9-2601	P9	970	2 BHK	11,04,947
1251	P9-2602	P9	970	2 BHK	5,97,735
1252	P9-2603	P9	970	2 BHK	4,04,370
1253	P9-2604	P9	1,380	3 BHK	3,18,255
1254	P9-2606	P9	1,380	3 BHK	15,82,413
1255	P9-2701	P9	970	2 BHK	7,07,834
1256	P9-2702	P9	970	2 BHK	5,59,537
1257	P9-2703	P9	970	2 BHK	17,24,892
1258	P9-2704	P9	1,380	3 BHK	13,68,178
1259	P9-2706	P9	1,380	3 BHK	11,17,386
1260	P9-2803	P9	970	2 BHK	31,99,672
1261	P9-3	P9	970	2 BHK	19,62,458
1262	P9-301	P9	970	2 BHK	4,24,115
1263	P9-302	P9	970	2 BHK	12,15,672
1264	P9-303	P9	970	2 BHK	2,49,440
1265	P9-304	P9	1,380	3 BHK	17,06,656

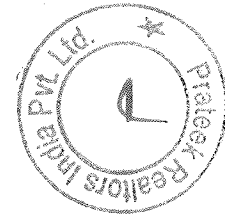
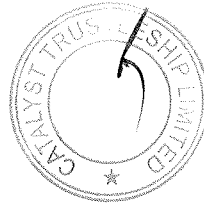
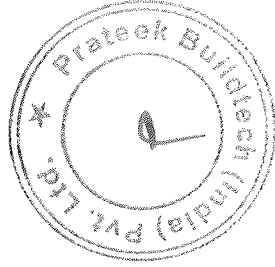


1266	P9-305	P9	1,380	3 BHK	21,70,280
1267	P9-306	P9	1,380	3 BHK	1,00,180
1268	P9-4	P9	1,380	3 BHK	6,40,905
1269	P9-401	P9	970	2 BHK	9,83,050
1270	P9-402	P9	970	2 BHK	4,24,459
1271	P9-403	P9	970	2 BHK	9,40,477
1272	P9-404	P9	1,380	3 BHK	39,41,716
1273	P9-405	P9	1,380	3 BHK	6,99,594
1274	P9-5	P9	1,380	3 BHK	8,39,229
1275	P9-501	P9	970	2 BHK	2,19,968
1276	P9-502	P9	970	2 BHK	21,03,486
1277	P9-503	P9	970	2 BHK	2,49,766
1278	P9-504	P9	1,380	3 BHK	3,47,518
1279	P9-505	P9	1,380	3 BHK	5,91,000
1280	P9-506	P9	1,380	3 BHK	6,34,934
1281	P9-6	P9	1,380	3 BHK	2,12,185
1282	P9-601	P9	970	2 BHK	1,24,845
1283	P9-602	P9	970	2 BHK	4,17,278
1284	P9-603	P9	970	2 BHK	2,49,766
1285	P9-604	P9	1,380	3 BHK	8,66,863
1286	P9-605	P9	1,380	3 BHK	13,16,000
1287	P9-701	P9	970	2 BHK	31,584
1288	P9-702	P9	970	2 BHK	2,94,964
1289	P9-703	P9	970	2 BHK	2,49,766
1290	P9-704	P9	1,380	3 BHK	23,18,089
1291	P9-706	P9	1,380	3 BHK	6,11,431
1292	P9-803	P9	970	2 BHK	4,09,644



1293	P9-804	P9	1,380	3 BHK	6,21,252
1294	P9-805	P9	1,380	3 BHK	5,26,006
1295	P9-806	P9	1,380	3 BHK	8,62,595
1296	P9-901	P9	970	2 BHK	4,16,932
1297	P9-902	P9	970	2 BHK	2,29,858
1298	P9-903	P9	970	2 BHK	2,84,311
1299	P9-904	P9	1,380	3 BHK	8,54,729
1300	P9-905	P9	1,380	3 BHK	13,45,493
1301	P9-906	P9	1,380	3 BHK	6,22,210
1302	Shop No P-14	P	334	SHOP	34,81,384
1303	Shop No P-4	P	350	SHOP	35,21,052
1304	SHOP P-18A	P	644	SHOP	1,04,82,918
					1,68,03,14,891

***Note:** The sold units receivables specified for each unit in this Schedule 20 are tentative and subject to reconciliation with the actual receivables for each unit in this Schedule 20, however the aggregate of sold receivables for all the units in this Schedule 20 as on January 31, 2024, is **Rs. 1,68,03,14,891** (Rupees One Hundred and Sixty Eight Crores Three Lakhs Fourteen Thousand Eight Hundred and Ninety One).

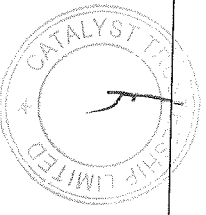


h

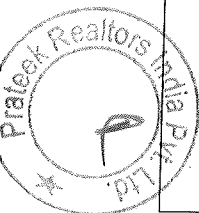
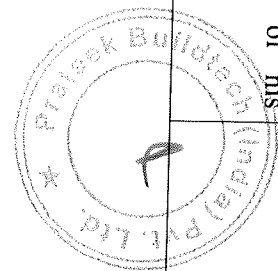
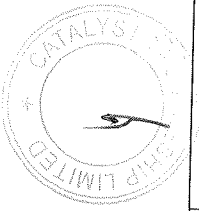
h

SCHEDULE 21: LITIGATION

Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
1.	Prateek Realtors India Pvt. Ltd. vs. Aneesh Chand Mathur & Anr.	Diary No. 2086/2023	Supreme Court	This is an appeal filed by Prateek Group (PG) against the order passed by the National Consumer Disputes Redressal Commission (NCDRC) in a consumer complaint filed by the Respondent herein. The Complainant (the Respondent herein Mr. Aneesh Chand Mathur) was allottee of a flat in the project Prateek Wisteria of PG. He had raised certain grievances in relation to the flat booked by him. His complaint was allowed by the NCDRC. And this appeal has been preferred by PG impugning the order of NCDRC.	It is in the process of listing for admission hearing.
2.	Aneesh Chand Mathur & Anr. vs. Prateek Realtors India Pvt. Ltd.	EA/220/2023 IA/4850/2023	NCDRC	An application for execution of the order passed by the NCDRC in a consumer complaint filed by Mr. Aneesh Chand Mathur who was allottee of a flat in the project Prateek Wisteria of PG. His complaint was allowed and PG has preferred an	The matter is sub-judice. PG has preferred an appeal against the order of the NCDRC. The appeal is pending adjudication. Details of the appeal filed by PG are at Serial No. 1 above.



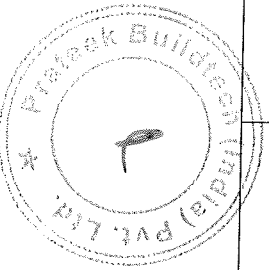
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
3.	Vijay Dhalla vs. Prateek Realtors India Pvt. Ltd.	OMP (T) (COMM) 103/2022	Delhi High Court	<p>appeal against the order of the NCDRC.</p> <p>A petition under Section 14 & 15 of the Arbitration and Conciliation Act, 1996 for termination of the Sole Arbitrator appointed by the Petitioner itself and appointment of an independent arbitrator through the court.</p> <p>The Petitioner runs a Project and Quality Management Consultancy. He provides his services through the proprietorship firm named M/s Anubhavi Surveillance Engineers Inc.</p> <p>The Petitioner was engaged by PG to avail its services. Some gap and differences in relation to the dues of the Petitioner towards PG arose and the Petitioner invoking the arbitration agreement, has filed this petition for appointment of an independent arbitrator for adjudication of his alleged claim.</p>	<p>The Petition is being contested by PG and it is pending adjudication.</p>



Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
4.	Prateek Realtors India Pvt. Ltd. vs. State of UP & Anr.	WRIT (C) 24786/2020	Allahabad High Court	This writ was filed by PG thereby seeking direction against the Noida Authority for implementation of the orders of re-calculation and rescheduling of its land dues as per the directions given thereunder by the Supreme Court.	The issue has been finally decided and set at set by the Supreme Court itself and this writ has become infructuous. It will be withdrawn whenever it will come up for hearing.
5.	Prateek Realtors India Pvt. Ltd. vs. State of UP & 2 Ors.	WRIT (C) 40008/2019	Allahabad High Court	This writ was filed by PG thereby seeking direction against the Uttar Pradesh Awas Evam Vikas Parishad (UPAVP) for implementation of an order passed by the Uttar Pradesh Shashan preferred by PG under the provisions of Section(s) 49-92 of the Uttar Pradesh Awas Evam Vikas Parishad Adhiniyam, 1965. The appeal preferred by PG was allowed. The Government had issued certain directions to UPAVP and UPAVP was taking unreasonable time to implement the said directions and hence this writ was filed by PG.	The writ is pending adjudication.



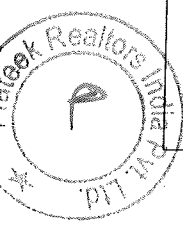
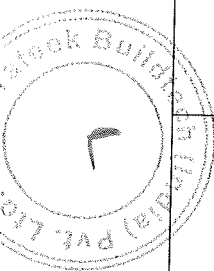
B A



Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
6.	Prateek Realtors India Pvt. Ltd. vs. State of UP & 3 Ors.	WTAX 768/2021	Allahabad High Court	...	
7.	APL Apollo Tubes Limited vs. Prateek Realtors India Pvt. Ltd.	CC NI ACT/2488/2023	Chief Metropolitan Magistrate, New Delhi, PHC	The Petitioner APL Apollo Tubes Ltd. is one of the regular suppliers of pipes of PG which are used in flats. A cheque for Rs. 10 Lakh issued to it got dishonoured and APL Apollo instituted a case under the provision of Section 138 of the NI Act.	PG has not yet received any notice/summons from the court yet in this case. The payment to APL Apollo will be cleared in due course and the matter will be settled and the case would be withdrawn from the court.
8.	Indiabulls Distribution Services Limited vs. Prateek Realtors India Pvt. Ltd.	CC NI ACT/10229/2022, CC NI ACT/8943/2022, CC NI ACT/8358/2022, CC NI ACT/8342/2022	Chief Metropolitan Magistrate, New Delhi, PHC	The Petitioner, Indiabulls Distribution Services who is in the business of marketing of real estate was engaged by PG to market/sell the flats being constructed by PG on commission basis for a particular period of time subject to the terms contained in the agreement signed by PG with Indiabulls in this regard. At the time of final reconciliation, some gap and differences arose between the parties over the number of units claimed by Indiabulls of having been booked through it.	Though PG has not received any notice/summons from the court in these cases as of yet, however the matter has been settled out of court. A Settlement Deed has been duly signed between PG and Indiabulls Distribution Services in July 2021 which has been acted upon and further PG is in an understanding with Indiabulls for withdrawal of these cases from the court.



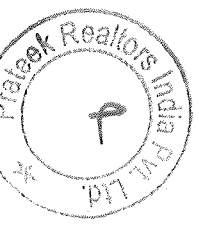
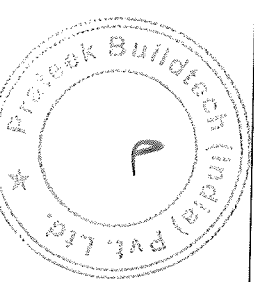
B Q



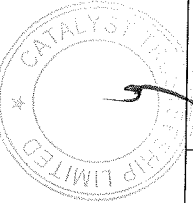
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
				<p>Then the matter was amicably resolved and PG entered into a settlement deed with Indiabulls in July 2021 whereunder a total sum in tune to Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lakh) was agreed to be paid/released by PG towards its commission.</p> <p>In pursuance of the settlement, 9 post-dated cheques were issued by PG. These four cases pertain to the cheques out of the above PDCs which got dishonoured and Indiabulls filed cases under the provision of Section 138 of NI Act.</p> <p>Against the total Settlement Amount of Rs. 6.5 Cr. PG has already paid 4.2 Cr., including the amount due against some of the above dishonoured cheques and part payment against rest of them. The balance shall also be paid in due course.</p>	<p>Payments against some of the cheques to which these cases pertain, have already been made and part payments against the rest and therefore these cases have also become infructuous.</p>



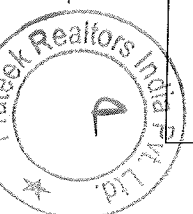
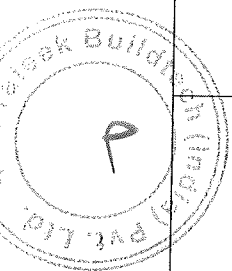
B D



Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
9.	HT Media Limited vs M/s Prateek Realtors India Private Limited	CC NI ACT/2920/2021	Chief Metropolitan Magistrate, New Delhi, PHC	<p>PG had entered into an advertisement agreement with the Petitioner HT Media to carry an advertisement campaign for its projects.</p> <p>At the same time, PG allotted residential units in its group housing project in favour of HT Media for the value of above advertisement agreement. It was a barter arrangement but through two separate independent set of agreements. In the flat allotment agreement, there was an option available to HT to ask for buy back of the units allotted to it by PG. HT exercised the buy-back option and sought refund of the amount from PG.</p> <p>PG entered into a flat buyback agreement with HT Media and in pursuance thereof one of the cheques for a sum of Rs. 20,00,000/- (Rupees Twenty Lakh) issued by PG to HT Media got dishonoured and HT Media filed a case under Section 138 of NI Act for the above cheque.</p>	<p>Matter has been settled out of court. A Settlement Deed has been duly signed between PG and HT Media.</p> <p>The case from the court shall be withdrawn in due course.</p> <p>It has otherwise also become infructuous in view of the settlement having been arrived between the parties which has also been acted upon and PG has also partly performed its obligation thereunder.</p>



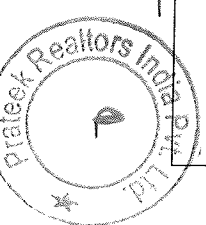
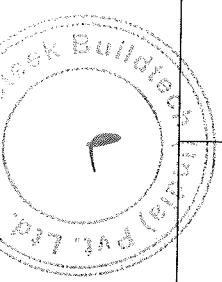
B



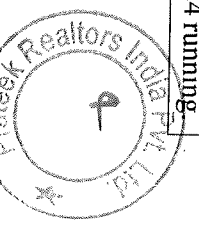
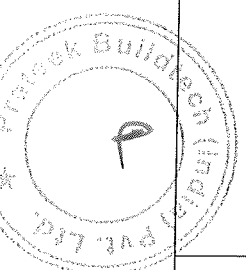
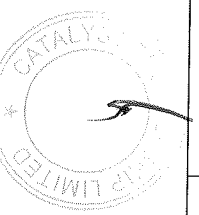
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
10.	Springclean Limited vs. Prateek Realtors India Pvt. Ltd.	CS SCL/1921/2019,	Senior Civil Judge cum RC, South-East, Saket, Delhi	<p>PG has entered into a settlement agreement with HT Media in November 2022 pertaining to the above buy back of units for the amount remaining balance need to be refunded. PG has also entered into an advertisement agreement with HT Media for future.</p> <p>As per the understanding arrived between the parties contained in the Settlement Deed signed between PG & HT Media, PG has allotted residential units in its project Prateek Grand City Project for the total amount including the amount remaining balance against earlier buy back of units and for the future advertisement agreement. This is also a barter arrangement but without any buy back option.</p>	The cases are being contested by PG. These are pending adjudication.



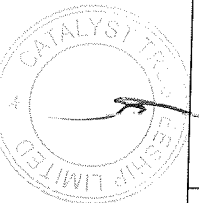
B



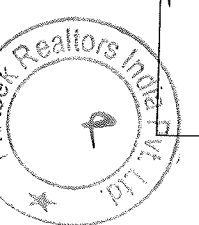
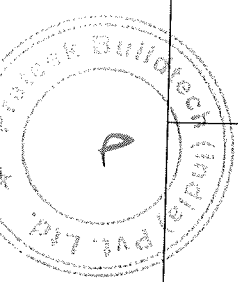
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
11.	Sukhdev Singh vs. Prateek Realtors India Pvt. Ltd.	CT CASES/5660/2018	Chief Metropolitan Magistrate, South-East, Saket, Delhi	<p>The Plaintiff provides housekeeping services. PG engaged the Plaintiff for its services. Some gaps and differences regarding dues of the Plaintiff towards PG arose and this case was instituted by the Plaintiff.</p> <p>This is a suit for Recovery of Rs. 2,61,107/- filed by the Plaintiff against PG.</p> <p>This is a similar case as above. PG engaged the Plaintiff for its services. Some gaps and differences regarding dues of the Plaintiff towards PG arose and this case was instituted by the Plaintiff.</p>	<p>This is primarily a case against some Madhav Homz Pvt. Ltd.</p> <p>PG has not received any court notice/summons in this case till date.</p> <p>The case was registered in the year 2018 and its 2024 running.</p>



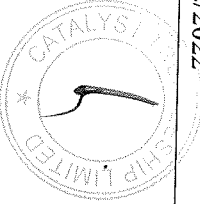
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
12.	State Government vs. Prateek Realtors India Pvt. Ltd.	Warrant or Summons Criminal Case/432891/2022	Chief Judicial Magistrate	PG has not received any court notice/summons in this case till date.	PG has not received any court notice/summons in this case till date. The case was registered in the year 2022 and its 2024 running.
13.	UP Pollution Control Board vs. Prateek Realtors India Pvt. Ltd.	Warrant or Summons Criminal Case/5208/2022	Chief Judicial Magistrate	PG has not received any court notice/summons in this case till date.	PG has not received any court notice/summons in this case till date. The case was registered in the year 2022 and its 2024 running.
14.	Chakresh Jain and 64 others vs. Prateek Realtors India Pvt. Ltd.	CC/618/2016, IA/3486/2016, IA/3488/2016, IA/10728/2017, IA/16716/2019, IA/10810/2021, IA/3487/2016, IA/4385/2016, IA/5429/2016, IA/11527/2016, IA/1578/2017, IA/17354/2017,	NCDRC	This is a Consumer Complaint filed by a few allottees of the project Prateek Wisteria developed and delivered by PG. They have raised grievances of delay in delivery of flats to them. The matter is being contested. The little delay in delivery of the flats was due to force majeure conditions and the defence has been duly placed before the court.	The case is being contested by PG and it is pending adjudication.



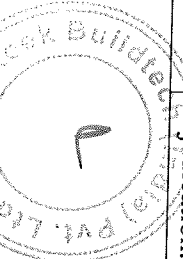
B



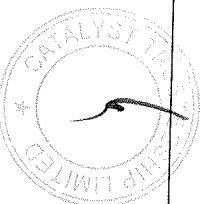
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
15.	Sushila Rani & 8 Ors. vs Prateek Realtors India Pvt. Ltd.	CC/2137/2016, IA/12623/2016, IA/4329/2017, IA/14423/2017, IA/16157/2017 and IA/18774/2017	NCDRC	This is a Consumer Complaint filed by a few allottees of the project Prateek Laurel developed and delivered by PG. They have primarily raised the grievance of delay in delivery of flats to them. The matter is being contested. The little delay in delivery of the flats was due to force majeure conditions and the defence has been duly placed before the court.	The case is being contested by PG and it is pending adjudication.
16.	Rajesh Kumar Srivastava & 6 Ors. vs Prateek Realtors India Pvt. Ltd.	CC/599/2019, IA/196/2020, IA/7091/2020, IA/1585/2021, IA/1586/2021, IA/6646/2021, IA/7988/2021, IA/1084/2022, IA/3851/2022, IA/3852/2022	NCDRC	This is a Consumer Complaint filed by a few allottees of the project Grand Carnesia at Prateek Grand City Project developed and delivered by PG. They have primarily raised the grievance of delay in delivery of flats to them. The matter is being contested. The little delay in delivery of the flats was due to force majeure conditions and	The matter has been settled out of court with a few litigating allottees who have also withdrawn their names from the cases. The case is being contested with the rest of the litigating allottees and it is pending adjudication.



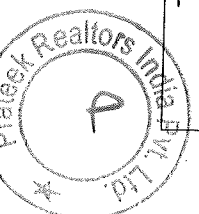
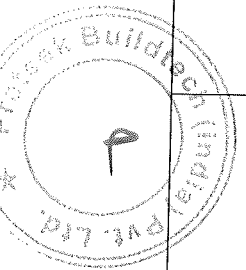
6



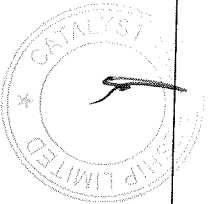
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
17.	Pushpendra Kumar & 4 Ors. vs. Prateek Realtors India Pvt. Ltd.	CC/67/2023, IA/6612/2023	NCDRC	the defence has been duly placed before the court. PG has not received any court notice/summons and/or the copy of complaint in this case as of yet.	This is a consumer complaint filed by the allottee(s) of Prateek Grand City thereby seeking compensation for delayed possession. The case is in initial/proceedings stage and will be appropriately contested. The delay was due force majeure circumstances and the defence will accordingly will be placed on record before the court.
18.	Prateek Realtors India Private Limited vs. Sudhir Kumar	FA/258/2023, IA/2604/2023, IA/2605/2023	NCDRC	This is an appeal preferred by PG against an order passed by the State Consumer Disputes Redressal Commission of Uttar Pradesh at Lucknow, Uttar Pradesh thereby allowing the complaint filed by him for refund of Rs. 1,00,000/- paid by him to PG for booking a flat in its Project Prateek Laurel.	It is in the process of listing for admission hearing.



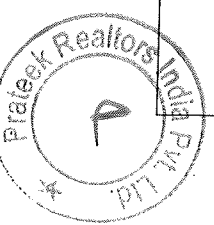
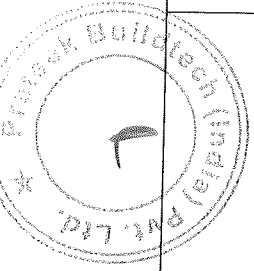
B



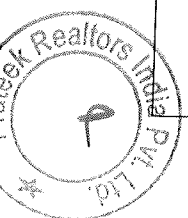
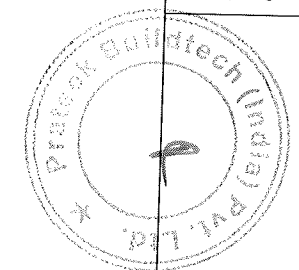
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
19.	Sudhir Kumar vs. Prateek Realtors India Pvt. Ltd.	EA/7/2022, Ex-28/20	State Consumer Disputes Redressal Commission, UP, Lucknow, UP.	<p>The booking sought by the Complainant was cancelled by PG for non-payment. The amount received from the Complainant was subject to forfeiture as per the terms of booking/allotment contained in the booking form/allotment agreement.</p> <p>The order passed by the State Commission allowing the complaint did not seem to be in line with the settled principles of law and hence this appeal has been filed by PG.</p> <p>An application for execution of the order passed by the State Consumer Disputes Redressal Commission of Uttar Pradesh at Lucknow, Uttar Pradesh in a consumer complaint filed by Mr. Sudhir Kumar</p> <p>He had applied for allotment of a flat in the project Prateek Laurel being developed at that time by PG. His booking application was accepted and allotment of flat was made in his favour. At the time of booking he had</p>	<p>The matter is sub-judice. PG has preferred an appeal against the order of the State Commission. The appeal is pending adjudication.</p> <p>Details of the appeal filed by PG are at Serial No. 18 above.</p>



B a

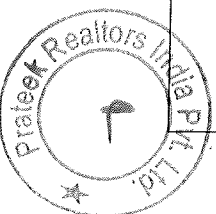
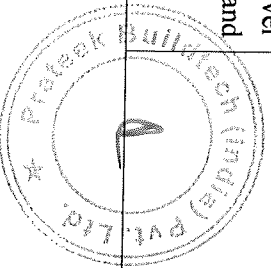
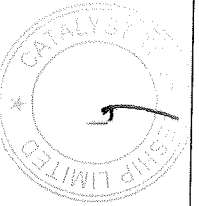


Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
20.	Vrinda Rai Chand Jain vs. Prateek Realtors India Pvt. Ltd.	CC/404/2022	District Consumer Disputes Redressal Commission, East Delhi	<p>paid a sum of Rs. 1,00,000/- and subsequently defaulted in payment and consequently his booking/allotment was cancelled and the amount received from him was forfeited as per the terms of booking application/allotment agreement. He filed a consumer complaint seeking refund of amount paid by him with interest. His complaint was allowed by the State Commission.</p> <p>The order passed by the State Commission allowing the complaint did not seem to be in line with the settled principles of law and hence PG preferred an appeal against the order of the State Commission.</p>	Pending adjudication



B
a

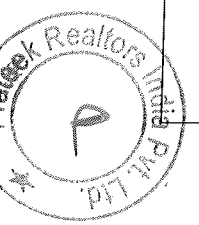
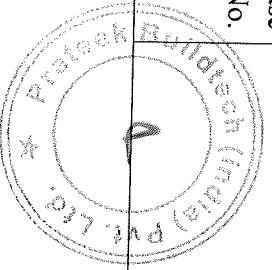
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
21.	Vrinda Rai Chand Jain vs. Prateek Realtors India Pvt. Ltd.	Comp. (IBC)/91/ND/2019 Appl.	National Company Law Tribunal - New Delhi	<p>thereby seeking possession of the flat with compensation for the period of delay.</p> <p>PG, having duly obtained the completion certificate from the competent authority, has already offered him possession of the flat.</p> <p>The case is being contested by PG and has placed its defence before the court thereby explaining the cause of delay which was due to force majeure conditions.</p> <p>No court notice/summons and/or copy of complaint has ever been received by PG in this case.</p> <p>This case seems to have been filed by the same Complainant in the case detailed at Sr. No. 20 above. The case was though registered in the year 2019 but no court notice/summons has ever been received by PG in this case and its year 2024 running.</p>	<p>Current status is not known.</p> <p>The case was though registered in the year 2019 but no court notice/summons has ever been received by PG in this case and its year 2024 running.</p>



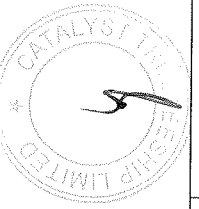
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
22.	Mohd. Zeeshan vs Prateek Realtors India Pvt. Ltd.	CC/63/2023	District Consumer Disputes Redressal Commission	-	No court notice/summons and/or copy of complaint has been received by PG in this case as of yet.
23.	Shrestha Sharma vs. Prateek Realtors India Pvt. Ltd.	CC/455/2015	District Consumer Disputes Redressal Commission	This is a consumer complaint filed by an allottee of a flat in the Project Prateek Laurel thereby primarily seeking compensation for the period of little delay in handing over possession of the flat to her.	The case is being contested by PG and it is pending adjudication.
24.	Saurabh Harit vs. Prateek Realtors India Pvt. Ltd.	CC/456/2015	District Consumer Disputes Redressal Commission	This is a consumer complaint filed by an allottee of a flat in the Project Prateek Laurel thereby primarily seeking compensation for the period of little delay in handing over possession of the flat to him. The case is similar to the case detailed at Sr. No. 23 above.	The case is being contested by PG and it is pending adjudication.



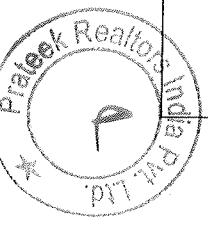
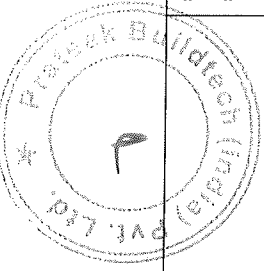
B



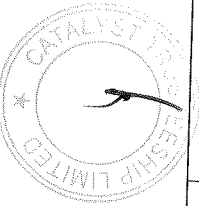
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
25.	Mohammad Roashan Akhtar vs. Prateek Realtors India Pvt. Ltd.	CC/20/2016	District Consumer Disputes Redressal Commission	The matter is being contested. The little delay in delivery of the flats was due to force majeure conditions and the defence has been duly placed before the court.	No court notice/summons and/or copy of complaint has ever been received by PG in this case. The case was though registered in the year 2016 but no court notice/summons has ever been received by PG in this case and its year 2024 running. It will either be contested or amicably resolved if the notice and copy of complaint is ever received.
26.	Vikas Kapoor & Another vs. Prateek Realtors India Pvt. Ltd.	CC/30/2021	State Consumer Disputes Redressal Commission (UP)	This is a consumer complaint filed by an allottee of a flat in the Project Prateek Laurel thereby primarily seeking compensation for the period of little delay in handing over possession of the flat to him. The matter will be contested. The little delay in delivery of the flats was due	The case will be contested by PG and it is pending adjudication.



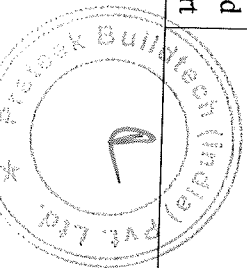
B



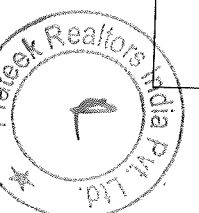
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
27.	Tannaya Kumar Jena vs. Prateek Realtors India Pvt. Ltd.	CC/134/2022	State Consumer Disputes Redressal Commission (UP)	<p>The complaint is barred by limitation as it has been filed by delay of more than 5-6 years. The flat to which this complaint is related to was handed over to the complainant way back in the year 2015-16 and the complaint has been filed in the year 2021.</p> <p>This is a consumer complaint filed by an allottee of a flat in the Project Grand Carnesia at Prateek Grand City Project developed by PG.</p> <p>The project got a little delayed due to force majeure circumstances and the Complainant filed this complaint thereby seeking refund of Rs. 20,26,091/- paid by him to PG towards cost of the flat booked by him.</p> <p>The case is being contested by PG and has placed its defence before the court</p>	Pending adjudication



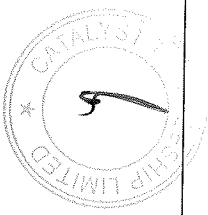
R



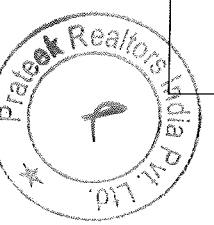
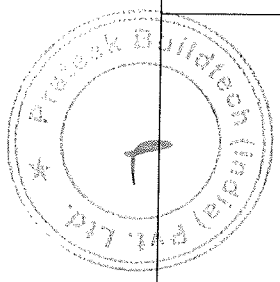
D



Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
28.	Madhu Raj alias Madhu Singha & Anr. vs. Prateek Realtors India Pvt. Ltd.	Comp. (IBC)/32/ND/2019	Appl National Company Law Tribunal - New Delhi	This case was filed by an allottee of a flat in the Project Grand Carnesia at Prateek Grand City Project. The issue was amicably resolved and settled for the all times to come by PG with the litigant.	It had been withdrawn as settled by the Petitioner.
29.	Axis Bank vs. Prateek Realtors India Pvt. Ltd.	TA/2407/2022	DRT - New Delhi	No knowledge about this case since no court notice/summons and/or copy of complaint/plaint has ever been received by PG in this case. This case cannot be directly related to PG since PG has no relation with Axis Bank neither in past nor in present. It may be a case against some allottee of a flat in any project of PG who availed loan to pay cost of the flat and defaulted in repayment but since the flat is allotted/conveyed by PG, therefore, PG has also been arrayed as a party Respondent.	Current status of this case is not known since no court notice/summons and/or copy of complaint/plaint has ever been received by PG in this case. This case cannot be directly related to PG since PG has no relation with Axis Bank neither in past nor in present.



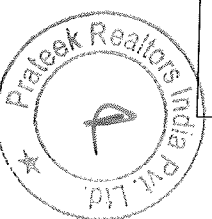
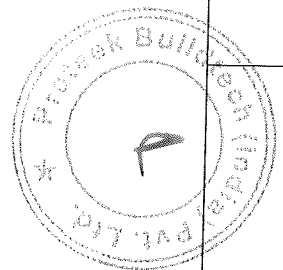
B



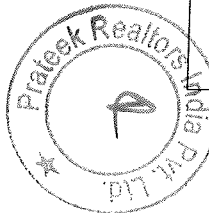
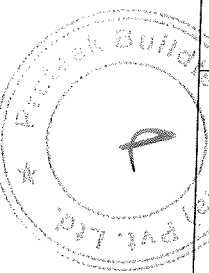
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
30.	A. S. Sharma vs. Prateek Realtors India Pvt. Ltd.	-	Competition Commission of India	No court notice/summons and/or copy of complaint has ever been received by PG in this case as of yet.	No court notice/summons and/or copy of complaint has ever been received by PG in this case as of yet. It will either be contested or amicably resolved if the any court notice/summons are received from the court.
31.	Vivek Kumar Gupta & Anr. vs. Prateek Realtors India Pvt. Ltd.	Diary No. 9339/2022	Supreme Court	The Petition was dismissed as withdrawn on 19.05.2022.	DISPOSED
32.	Prateek Realtors India Pvt. Ltd. vs. State of UP & 3 Ors.	WRIC/19790/2022, WTAX/401/2021	Allahabad High Court	The Petition was dismissed as withdrawn on 26.07.2022. The Petition was dismissed as withdrawn on 06.08.2021.	DISPOSED DISPOSED
33.	HT Media Limited vs. Prateek Realtors India Pvt. Ltd.	ARB. P. 193/2022	Delhi High Court	The Petition was disposed on 13.05.2022.	DISPOSED
34.	Vijay Dhalla vs. Prateek Realtors India Pvt. Ltd.	ARB.P. 1122/2022	Delhi High Court	The Petition was dismissed as withdrawn on 26.09.2022.	DISPOSED



B



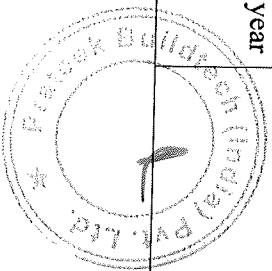
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
35.	Indiabulls Investment Advisors Limited vs. Prateek Realtors India Pvt. Ltd.	ARB.P. 326/2021	Delhi High Court	The Petition was disposed as settled on 06.09.2021.	DISPOSED Forward
36.	Prateek Realtors India Pvt. Ltd. vs. Commissioner of Commercial Tax	STRE/137/2014	Allahabad High Court	The Revision Petition was disposed on 29.01.2014.	DISPOSED
37.	Prateek Realtors India Pvt. Ltd. vs. Commissioner of Commercial Tax	STRE/136/2014	Allahabad High Court	The Revision Petition was disposed on 29.01.2014.	DISPOSED
38.	Prateek Realtors India Pvt. Ltd. vs. Commissioner of Commercial Tax	STRE/135/2014	Allahabad High Court	The Revision Petition was disposed on 29.01.2014.	DISPOSED
39.	Prateek Realtors India Pvt. Ltd. vs. Commissioner of Commercial Tax	STRE/134/2014	Allahabad High Court	The Revision Petition was disposed on 29.01.2014.	DISPOSED
40.	Prateek Realtors India Pvt. Ltd. vs. Commissioner of Commercial Tax	STRE/133/2014	Allahabad High Court	The Revision Petition was disposed on 29.01.2014.	DISPOSED
41.	Prateek Realtors India Pvt. Ltd. vs.	STRE/132/2014	Allahabad High Court	The Revision Petition was disposed on 29.01.2014.	DISPOSED



Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
42.	Prateek Realtors India Pvt. Ltd. vs. UP Housing and Development Board & 2 Ors.	WRIT (C) 14857/2018	Allahabad High Court	The Petition was disposed on 25.04.2018.	DISPOSED
43.	Balaji Action Buildwell vs. Prateek Realtors India Pvt. Ltd.	CS (COMM)/81/2021	District and Sessions Judge, West, THC	Suit for recovery of Rs. 3,30,209/- The case was disposed as not maintainable on 19.02.2022.	DISPOSED
44.	Dorset Industries Private Limited vs. Prateek Realtors India Pvt. Ltd.	CC NI ACT/446/2022	Chief Metropolitan Magistrate, Central, THC	The case was disposed as compounded on 11.02.2022.	DISPOSED
45.	Okaya Power Private Limited vs. Prateek Realtors India Pvt. Ltd.	CC NI ACT/1673/2021	Chief Metropolitan Magistrate, New Delhi, PHC	No knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case. The case was though registered in the year 2021 but no court notice/summons has ever been received by PG in this case and its year 2024 running.	Current status is not known. The case was though registered in the year 2021 but no court notice/summons has ever been received by PG in this case and its year 2024 running.

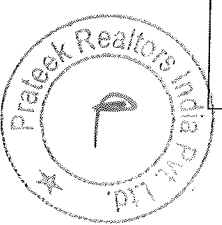
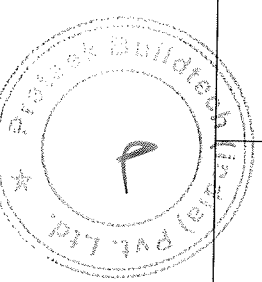


B

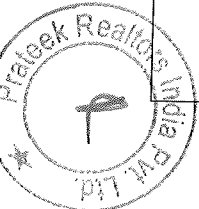
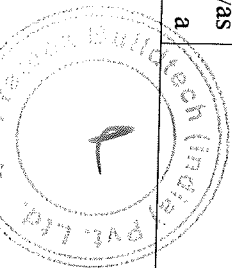


Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
46.	Suraj Miglani vs Prateek Realtors India Pvt. Ltd.	CT Cases/2319/2017	Chief Metropolitan Magistrate, Shahdara, KKD	The case was disposed as compounded on 01.06.2018.	DISPOSED
47.	Ajay Industrial Corporation Limited vs. Prateek Realtors India Pvt. Ltd.	CS (COMM)/629/2022	District and Sessions Judge, South-East, Saket	The case was disposed as settled on 15.05.2023.	DISPOSED
48.	Bablu Raja vs. Prateek Realtors India Pvt. Ltd.	CS DJ/1375/2017	District and Sessions Judge, South-East, Saket	The case was disposed as settled on 28.03.2018.	DISPOSED
49.	Bablu Raja vs. Prateek Realtors India Pvt. Ltd.	Misc. DJ/153/2017	District and Sessions Judge, South-East, Saket	The case was disposed as settled on 28.03.2018.	DISPOSED
50.	Prateek Realtors India Pvt. Ltd. vs. Shr. Pritesh Patel	NI ACT/333/2017	District and Sessions Judge	The case was disposed on 25.12.2018.	DISPOSED
51.	State Government (UP) vs. Prateek Realtors India Pvt. Ltd.	Warrant or Summons Criminal Case/33992/2022	Chief Judicial Magistrate	No knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case. The case was though registered in the year 2022 but no court	Current status is not known. The case was though registered in the year 2022 but no court notice/summons has ever been received by PG in this case and its year 2024 running.

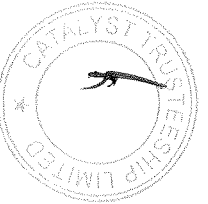
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
52.	Glastone vs M/s Prateek Realtors India Pvt. Ltd.	Warrant or Summons Criminal Case/8578/2022	Chief Judicial Magistrate	No knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case.	Current status is not known. The case was though registered in the year 2022 but no court notice/summons has ever been received by PG in this case and its year 2024 running.
53.	Union Bank of India vs. Prateek Realtors India Pvt. Ltd.	CS (COMM)/262/2021	District and Sessions Judge, East, KKD	This was not directly related to PG. The case was disposed as settled on 20.02.2023.	DISPOSED
54.	Aneesh Chand Mathur & Anr. vs. Prateek Realtors India Pvt. Ltd.	CC/2131/2017, RA/371/2022, RA/371/2022, IA/16842/2017, IA/23683/2018	NCDRRC	This was a consumer complaint filed by Mr. Anmesh Chand Mathur who was applied for and was allotted a residential unit in the group housing project Prateek Wisteria of PG.	DISPOSED PG has preferred an appeal against the order of the NCDRRC.



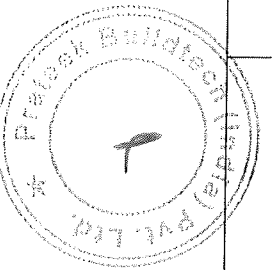
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
55.	Ashtutosh Paliwal vs. Prateek Realtors India Pvt. Ltd.	CC/265/2019	NCDRC	The complaint was disposed on 13.10.2022.	Details of the appeal are at Sr. No. 1 above.
56.	Brijesh Saxena & Ors. vs. Prateek Realtors India Pvt. Ltd.	CC/35/2021	NCDRC	This consumer complaint was dismissed as withdrawn on 16.09.2019.	DISPOSED
57.	Prateek Realtors India Pvt. Ltd. vs. Vivek Kumar Gupta & Anr.	RA/375/2018, FA/584/2018, IA/7356/2018, IA/7357/2017, IA/6621/2019	NCDRC	This review application was dismissed as without merits on 03.11.2021. This appeal was disposed on 08.10.2018. The rest are the interlocutory/miscellaneous applications filed in the cases.	DISPOSED DISPOSED
58.	Vivek Kumar Gupta & Anr. vs. Prateek Realtors India Pvt. Ltd.	CV/107/2018	NCDRC	This is a Caveat filed by the Respondent in Case No. FA/584/2018	-
59.	Vivek Kumar Gupta vs. Prateek Realtors India Pvt. Ltd.	C/2013/78,	State Consumer Disputes	This was a consumer complaint filed by Mr. Vivek Kumar Gupta who was applied for and was allotted a	DISPOSED



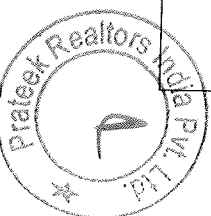
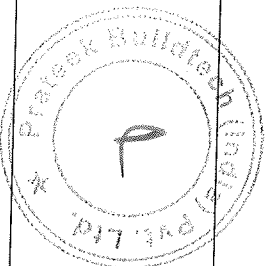
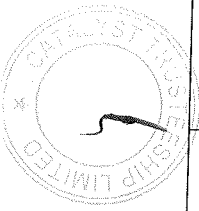
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
		EA/35/2018	Redressal Commission, Uttar Pradesh	<p>residential unit in the group housing project Prateek Laurel of PG.</p> <p>The allotment of flat in his favour was later on cancelled due to non-payment. He filed this consumer complaint.</p> <p>The complaint was disposed on 08.01.2018.</p> <p>PG preferred an appeal against the order of the State Commission being Appeal No. FA/584/2018 before NCDRC as detailed at Sr. No. 57. Above.</p> <p>The appeal filed by PG was allowed vide order dated 08.10.2018 and PG complied the final order.</p> <p>This was an application for execution of the order passed by the State Commission.</p>	The final order has been duly complied with.



B



Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
60.	Sudhir Kumar Dixit & Anr. vs. Prateek Realtors India Pvt. Ltd.	C/2013/03	State Consumer Disputes Redressal Commission, Uttar Pradesh	This was a consumer complaint filed by Mr. Sudhir Kumar Dixit who was applied for and was allotted a residential unit in the group housing project Prateek Laurel of PG. His allotment was later on cancelled due to non-payment and he filed this consumer complaint. The Commission ordered for refund of the amount paid by him towards cost of the flat booked/allotted till that date. PG duly complied the order.	DISPOSED Forward
61.	Sudhir Kumar Dixit & Anr. vs. Prateek Realtors India Pvt. Ltd.	CV/76/2011	NCDRC	This is a Caveat filed in NCDRC by the Complainant in Case No. C/2013/03 detailed at Sr. No. 60 above.	-
62.	Anil Sharma & Anr. vs. Prateek Realtors India Pvt. Ltd.	CV/39/2023	NCDRC	This is a Caveat filed in NCDRC by Mr. Anil Sharma, the Caveator. He is an allottee of a residential unit in the project Grand Carnesia at Prateek	-

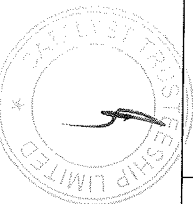
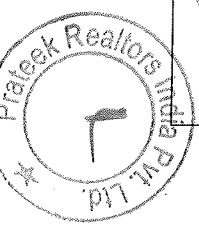


B A

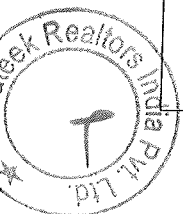
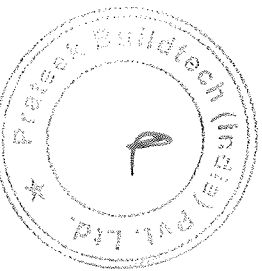
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
63.	Brijesh Saxena & Ors. vs. Prateek Realtors India Pvt. Ltd.	MA/100/2021, MA/228/2021, IA/3311/2021, IA/3312/2021	NCDRC	The Complaint was disposed on 18.01.2023.	-
64.	Ashutosh Paliwal vs. Prateek Realtors India Pvt. Ltd. & Anr.	IA/2750/2019, IA/14996/2019	NCDRC	These are some miscellaneous applications filed in some cases. PG has neither received any court notice/summons neither in these applications not in the cases in which these application would have been filed.	DISPOSED

These are some interlocutory application in the Consumer Complaint No. 265/2019 which has been disposed by the NCDRC on 16.09.2019.

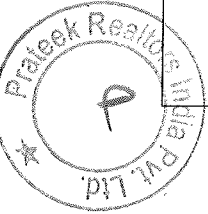
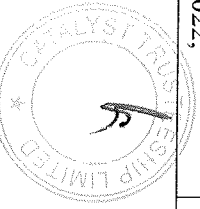
Refer to the case details given at Sr. No. 55 above.



Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
65.	Rajesh Kumar Srivastava & 6 Ors. vs. Prateek Realtors India Pvt. Ltd. & Anr.	IA/6089/2019, IA/11657/2019, IA/16000/2019, IA/7090/2020, IA/3516/2021, IA/3517/2020, IA/4288/2021, IA/5359/2021, IA/5447/2021, IA/5625/2021, IA/122/2022, IA/2487/2022, IA/2488/2022, IA/2489/2022, IA/2490/2022, IA/2491/2022, IA/2492/2022, IA/2493/2022, IA/2494/2022, IA/2495/2022, IA/2496/2022, IA/2497/2022, IA/2498/2022, IA/2499/2022, IA/2500/2022, IA/2501/2022.	NCDRC	These are the interlocutory applications filed in the case detailed at Sr. No. 16 above.	The case is being contested by PG.



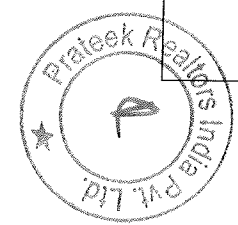
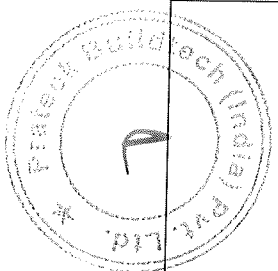
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
		IA/2502/2022, IA/2503/2022, IA/2504/2022, IA/2505/2022, IA/2506/2022, IA/2785/2022, IA/2786/2022, IA/2787/2022, IA/2788/2022, IA/2789/2022, IA/2790/2022, IA/2791/2022, IA/2792/2022, IA/2793/2022, IA/2794/2022, IA/2795/2022, IA/1078/2022, IA/1079/2022, IA/1080/2022, IA/1081/2022, IA/1082/2022, IA/1083/2022, IA/1084/2022, IA/1084/2022, IA/1085/2022, IA/1086/2022, IA/1087/2022,			



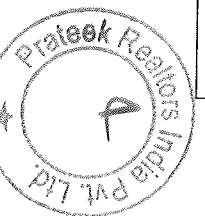
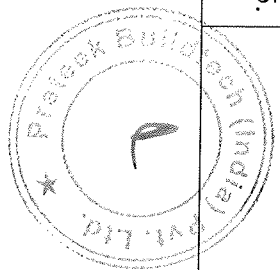
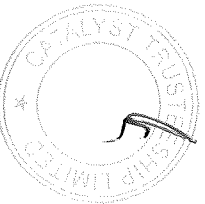
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
66.	Mannu Sabharwal & Anr. vs. Prateek Realtors India Pvt. Ltd.	CC/568/2019 IA/1088/2022, IA/1089/2022, IA/1090/2022, IA/1212/2022, IA/3446/2022, IA/3447/2022, IA/8803/2022, IA/8804/2022, IA/67/2023, IA/68/2023, IA/5476/2023	State Consumer Disputes Redressal Commission, Delhi	This is a consumer complaint filed by an allottee who had been allotted a residential unit in the Project Grand Carnesia at Prateek Grand City Project.	DISPOSED
67.	Ankur Saxena vs. Prateek Realtors India Pvt. Ltd.	CC/119/2020	District Consumer Disputes Redressal Commission	No knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case. The case was though registered in the year 2020 but no court notice/summons has ever been	The case was though registered in the year 2020 but no court notice/summons has ever been received by PG in this case and its year 2024 running.



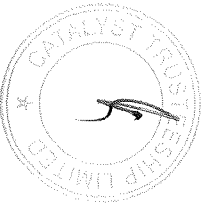
B



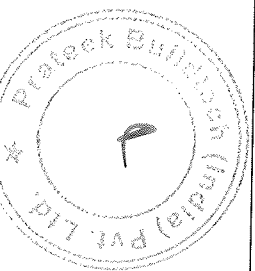
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
68.	Ankur Saxena vs. Prateek Realtors India Pvt. Ltd.	C.P. (IB)/1/ND/2020	NCLT, New Delhi	No knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case.	The case was though registered in the year 2020 but no court notice/summons has ever been received by PG in this case and its year 2024 running.
69.	Mohammad Roashan Akhtar vs. Prateek Realtors India Pvt. Ltd.	CC/62/2023	District Consumer Disputes Redressal Commission	-	DISPOSED This case was disposed vide order dated 24-02-2023 as dismissed as withdrawn.
70.	Mansi Malhotra vs Prateek Realtors Pvt. Ltd.	CC/32/2014	District Consumer Disputes Redressal Commission	This Consumer Complaint was filed by allottee of a commercial shop in the project Prateek Laurel of PG. The litigant settled the matter amicably with PG and the complaint was disposed as settled 04.03.2015.	DISPOSED



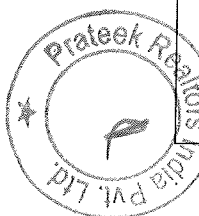
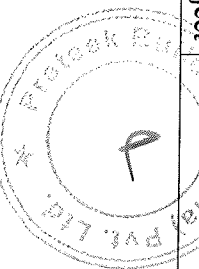
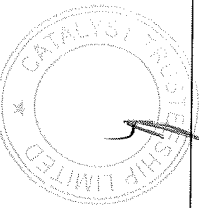
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
71.	ACIT New Delhi vs. Prateek Realtors India Pvt. Ltd.	ITA 6077/DEL/2016	Income Tax Appellate Tribunal	-	-
72.	Indiabulls Distribution Services Limited vs. Prateek Realtors India Pvt. Ltd.	IA(I.B.C)/4061/ND/2021, C.P. (IB)/465/ND/202	NCLT, New Delhi	The matter was amicably resolved out of court between Indiabulls and PG and the Petition was withdrawn.	DISPOSED
73.	Madhu Raj alias Madhu Singha & Anr. vs. Prateek Realtors India Pvt. Ltd.	C.P. (IB)/1811/ND/2019	National Company Law Tribunal - New Delhi	The matter was amicably resolved out of court and the Petition was withdrawn. Please refer to the case detailed at Sr. No. 28 above.	DISPOSED The issue was amicably resolved and settled for the all times to come by PG with the litigant.
74.	Rajpal Singh Kandhari vs. Prateek Realtors India Pvt. Ltd.	Original Application No. 182/2020	National Green Tribunal	The petition was disposed on 09.04.2021.	DISPOSED
75.	Prateek Realtors India Pvt. Ltd. vs. Sri Pritesh Patel	Warrant or Summons Criminal Case 26824/2021	Chief Judicial Magistrate, Ghaziabad	Transferred and Renumbered case. Please refer the case detailed at No. Sr. No. 50.	DISPOSED



B



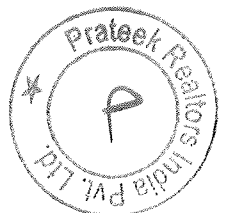
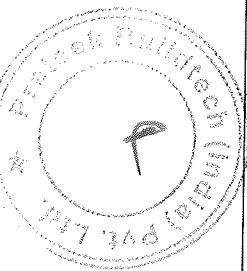
Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
76.	Sanjay Sharma vs. Prateek Realtors India Pvt. Ltd.	CC/1096/2020	District Consumer Disputes Redressal Commission, Ghaziabbad.	This is a consumer complaint filed by an allottee who had been allotted a unit in Prateek Grand City Project. His unit was subsequently cancelled due to non-payment.	The case is being contested.
77.	Manu Dhawan vs. Prateek Realtors India Pvt. Ltd.	CC/612/2022	Consumer Disputes Redressal Commission, Ghaziabbad	No knowledge about this case since no court notice/summons and/or copy of complaint has so far been received by PG in this case.	No knowledge about this case since no court notice/summons and/or copy of complaint has so far been received by PG in this case. It will either be contested or amicably resolved if the any court notice/summons are received from the court.
78.	Shri Sunil Bhasker and Smt. Archana vs.	CC/44/2023	Consumer Disputes	This is a consumer complaint filed by an allottee of a flat in the Project	The case is being contested.



Sl. No.	Parties	Case No.	Court/Forum	Nature of Dispute	Current Status & Way Forward
79.	M/s Prateek Realtors India Pvt. Ltd. Vs. State of UP And 3 others (Municipal Corporation)	WTAX/768/2021	Allahabad High Court, Division Bench	The matter is being contested. The little delay in delivery of the flats was due to force majeure conditions and the defence has been duly placed before the court.	Admission
80.	M/s Prateek Realtors India Pvt Ltd. Vs Smt. Sulekha Verma, CIT (DR), ACIT, Central Circle-8, Room No. 333, ARA Centre, Jhandewalan Extn. New Delhi	ITA6077/DEL/2016	Income Tax Appellate Tribunal, New Delhi Bench	Revenue is directed against the order of Ld. Commissioner of Income Tax (Appeals)-24, New Delhi dated 23.9.2016 pertaining to the assessment year 2013-14.	Disposed.

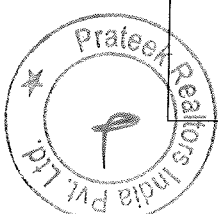
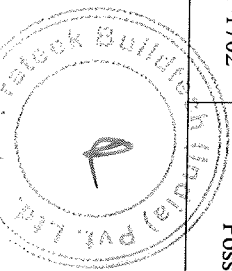


B

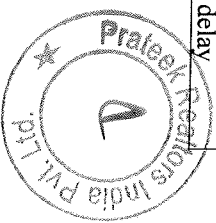
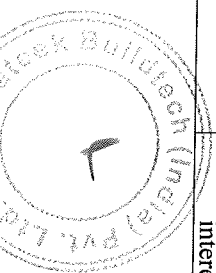


RERA CASES AGAINST THE COMPANY

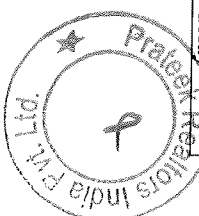
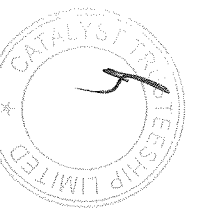
Sr. No.	CASE NO.	BENCH	COMPLAINANT NAME	COURT CASE STATUS	PROJECT	UNIT	RELIEF SOUGHT FOR
1	NCR145/06/109978/2023	2 GBN	Abhay Kumar	SETTLED	Grand City (Carnesia)	C5-708	Registration of Sale Deed
2	NCR145/10/114086/2023		Abhay Pratap Singh	PENDING	Grand City (Carnesia)	C16-601	POSSESSION WITH DELAY INTEREST
3	NCR145/01/104988/2023	2 GBN	Abhishek Jain	SETTLED	Grand City (Carnesia)	C1-304	Registration of Sale Deed
4	NCR145/09/82854/2021	1-GBN	Ajai Kumar Singh	SETTLED	Grand City (Paeonia)	P9-1002	Possession
5	ADJ/NCR145/11/102884/2022	AO GBN	Ajay Kumar	SETTLED	Grand City (Paeonia)	P7-1001	Compensation
6	NCR145/04/92972/2022	2 GBN	Akash Garg	DISPOSED	Grand City (Carnesia)	C1-1404	Refund
7	NCR145/02/105614/2023	2 GBN	Akhilesh Sharma	SETTLED	Grand City (Paeonia)	P7-1404	Possession and payment of interest for delay
8	NCR145/10/101404/2022	2 GBN	Alok Gupta	SETTLED	Grand City (Carnesia)	C11-2001, 02, 03	Possession and payment of interest for delay
9	NCR145/01/104742/2023	2 GBN	Amit Agrawal	SETTLED	Grand City (Paeonia)	P4-305	Possession and payment of interest for delay
10	NCR145/12/86832/2021	2 GBN	AMIT JOSHI	DISPOSED	Grand City (Carnesia)	C4-505	Possession
11	NCR145/02/105668/2023	2 GBN	Amit Kumar	SETTLED	Grand City (Carnesia)	C16-1603	Arguments
12	ADJ/NCR145/06/109080/2023	AO GBN	Amit Kumar	PENDING	Grand City (Carnesia)	C16-1407 13th Floor	That on 09.10.2021, the Builder has handed over the Keys to the Applicant but from the above date No OC/CC has provided to the applicant till now.
13	NCR145/01/88057/2022	2 GBN	AMIT KUMAR SRIVASTAVA	ORDERED	Grand City (Carnesia)	C1-2301	Possession and payment of interest for delay
14	NCR145/09/100472/2022	1 GBN	Amit Kumar Upadhyay and Anr.	DISPOSED OFF	Grand City (Paeonia)	P4-2005	Possession and payment of interest for delay
15	NCR145/03/72120/2021	2 GBN	Amit Upadhyay And Rashmi Upadhyay	SETTLED	Grand City (Carnesia)	C1-1702	Possession



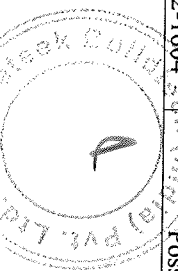
16	ADJ/NCR145/07/111459/2023		ANAND PRAKASH SINGH AND MANDIRA SINGH	PENDING	Grand City (Carnesia)	C15-2401	
17	NCR145/08/98971/2022	2 GBN	ANIL KUMAR	ORDERED	Grand City (Paeonia)	P7-2504	REFUND
18	ADJ/NCR145/08/112811/2023	AO-GBN	Anil Kumar Baluni	PENDING	Grand City (Carnesia)	C12-2002	COMPENSATION
19	ADJ/NCR145/08/112817/2023	AO-GBN	Anil Kumar Baluni	PENDING	Grand City (Carnesia)	C12-2001	COMPENSATION
20	NCR145/08/112808/2023	GBN	Anil Kumar Baluni	PENDING	Grand City (Carnesia)	C12-2002	Possession delay
21	NCR145/08/112813/2023	GBN	Anil Kumar Baluni	PENDING	Grand City (Carnesia)	C12-2001	Possession delay
22	NCR145/01/84686/2022		Anli Mahajan	ORDERED	Grand City (Carnesia)	C3-206	
23	NCR145/04/93648/2022		Ankia Nigam	SETTLED	Grand City (Carnesia)	C8-105	possession by 20.10.2023
24	NCR145/07/77547/2021	1A GBN	Anupam Divesh	ORDERED	Grand City (Carnesia)	C12-508	Possession
25	NCR145/01/104273/2023	2 GBN	Anupam Tyagi	SETTLED	Grand City (Carnesia)	C9-2501	Possession and payment of interest for delay
26	NCR145/09/113511/2023		Archana Tripathi	PENDING	Grand City (paeonia)	P2-1806	Possession and payment of interest for delay (if Applicable)
27	NCR145/09/99824/2022	2 GBN	Arvind kumar singh	ORDERED	Grand City (Carnesia)	C3-608	REFUND
28	NCR145/07/97581/2022	1 GBN	Arvind Mantri and Anr	SETTLED	Grand City (Paeonia)	P3-402	Possession and payment of interest for delay
29	NCR145/02/70903/2021	2 GBN	Arvind Selvadurai Einstein	DISPOSED OPF	Grand City (Carnesia)	C12-1701	Possession
30	NCR145/07/96798/2022	2 GBN	Asfa Devi	SETTLED	Grand City (Carnesia)	C3-702	Possession and payment of interest for delay
31	ADJ/NCR145/01/104176/2023	AO-GBN	Ashish Narain Agrawal and Anr.	SETTLED	Grand City (Carnesia)	C9-403	Compensation
32	NCR145/08/98961/2022	2 GBN	Ashok D Bisht and Anr.	SETTLED	Grand City (Carnesia)	C11-507	Possession and payment of interest for delay



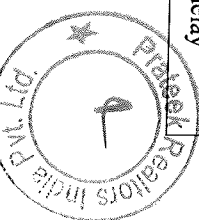
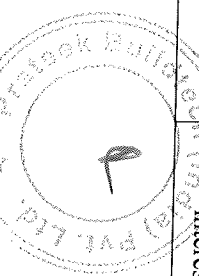
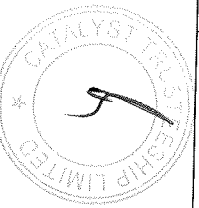
33	NCR145/08/112013/2023		ASMITA MISHRA	PENDING	Grand City (Paeonia)	P9-2501	Possession and payment of interest for delay
34	NCR145/07/76374/2021		Ayvesh Kumar Gupta	ORDERED	Grand City (Carnesia)	C4-704	Possession
35	ADJ/NCR145/06/110512/2023	2 GBN	Barashree Sarma	SETTLED	Grand City (Carnesia)	C10-101	Delay in possession
36	NCR145/08/98836/2022	2 GBN	Basil Albert and Anr.	SETTLED	Grand City (Paeonia)	P4-005	Possession and payment of interest for delay
37	NCR145/05/109235/2023	Gautam Buddhanagar	Bhupender Singh Bisht and Anr	SETTLED	Grand City (Paeonia)	P4-2504	Possession and payment of interest for delay
38	NCR145/03/92184/2022	1 GBN	Chandan Kumar Gupta	DISPOSED OFF	Grand City (Paeonia)	P9-2102	Refund
39	ADJ/NCR145/10/113921/2023	AO GBN	DALIP KUMAR SARASWAT	PENDING	Grand City (paeonia)	P9 - 1801	COMPENSATION
40	NCR145/03/92329/2022	1 GBN	Dayashanker Sharma	DISPOSED OFF	Grand City (Paeonia)	P9 - 2203	Refund
41	ADJ/NCR145/04/105861/2023	AO-GBN	Deepak Pathak and Wathura Dutt Pathak	SETTLED	Grand City (Carnesia)	C2-2105	Compensation
42	ADJ/NCR145/12/103304/2022	AO-GBN	Deeparashu Mittal	DISPOSED OFF	Grand City (Paeonia)	P6-2303	Compensation
43	NCR145/04/93119/2022	2 GBN	DEEPTI PANDEY	ORDERED	Grand City (Carnesia)	C10-502	Reply and Site Inspection Report already uploaded in rera portal, Matter fixed for arguments
44	NCR145/08/98605/2022	2 GBN	DIPTADIP DEB	SETTLED	Grand City (Paeonia)	P7-02	Possession and payment of interest for delay
45	NCR145/02/90590/2022	2 GBN	Dr. Amarendra Pani	DISPOSED OFF	Grand City (Carnesia)	C10-404	RESERVED FOR ORDER
46	ADJ/NCR145/04/107121/2023	AO-GBN	Dr. Arnit Dagar	SETTLED	Grand City (Carnesia)	C2-1601	Compensation
47	NCR145/04/107325/2023	1 GBN	Dr. Umeshwar Singh Bonal	SETTLED	Grand City (Carnesia)	C10-1401	Possession and payment of interest for delay
48	ADJ/NCR145/04/107627/2023	AO-GBN	Ganandeep Singh Pandher and Anr.	SETTLED	Grand City (Paeonia)	P5-1106	Compensation
49	NCR145/02/89949/2022	1 GBN	Gaurav Kapil	DISPOSED OFF	Grand City (Paeonia)	P2-207	Possession and payment of interest for delay
50	NCR145/03/90875/2022	2 GBN	Gaurav Kumar Agarwal	SETTLED	Grand City (Carnesia)	C16-1401	Possession and payment of interest for delay



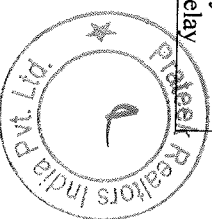
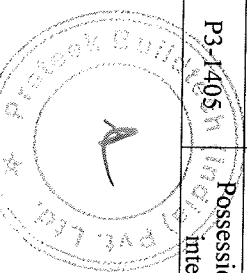
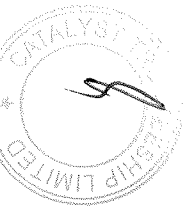
51	NCR145/05/108847/2023	2 GBN	Gautam Kishore	SETTLED	Grand City (Paeonia)	P9-2703	Possession and payment of interest for delay
52	NCR145/10/113977/2023		Gayatri Sharma	PENDING	Grand City (paeonia)	P9-1204	Possession and payment of interest for delay
53	NCR145/04/93513/2022	1 GBN	Girdhari Lal Agarwal	DISPOSED OFF	Grand City (Paeonia)	P5-901	Possession and payment of interest for delay
54	NCR145/10/84244/2021	Divisional GBN	Go.di Jain	DISPOSED	Grand City (Paeonia)	P8-903	Possession and payment of interest for delay
55	NCR145/07/111020/2023	2 GBN	GP.CAPT. Shantamu Sangar and Mrs. Nitasha Sangar	SETTLED	Grand City (Carnesia)	C10-904	Possession and payment of interest for delay
56	NCR144/01/87558/2022	1-GBN	Harsh Pal Singh	DISPOSED	Grand City (Paeonia)	P1-101	
57	ADJ/NCR145/09/113300/2023	AO	HEM LATA AND DHIRENDRA KISHOR SHARAN	PENDING	Grand City (paeonia)	P9-905	COMPENSATION
58	NCR145/02/49305/2020	2 GBN	Jagbhan Singh Rajput	SETTLED	Grand City (Carnesia)	C12-1704	Possession
59	NCR145/11/85710/2021	1-GBN	Jaideep Rawat	SETTLED	Grand City (Paeonia)	P-9-1104	
60	NCR145/02/89464/2022		Jaideep Singh	SETTLED	Grand City (Carnesia)	C4-304	Possession
61	NCR145/12/103345/2022	2 GBN	Jasmine	SETTLED	Grand City (Paeonia)	P6-405	Refund
62	NCR145/11/99880/2022	2 GBN	Jasmine	SETTLED	Grand City (Carnesia)	C16-504	Refund
63	NCR145/07/78409/2021	2 GBN	Jaspal Singh	SETTLED	Grand City (Carnesia)	C4-1806	Possession and payment of interest for delay
64	NCR145/05/109091/2023	Gautam Buddhanagar	Jitender Didwania	SETTLED	Grand City (Paeonia)	P7-902	Possession and payment of interest for delay
65	NCR145/09/100257/2022	2 GBN	Kalpna Shankar	ORDERED	Grand City (Carnesia)	C14-1402	Possession and payment of interest for delay
66	NCR145/10/101018/2022	2 GBN	Kamlawati	SETTLED	Grand City (Carnesia)	C1-201	Possession and payment of interest for delay
67	NCR145/06/95294/2022		Kapil Bajaj and Anr.	DISPOSED OFF	Grand City (Paeonia)	P6-902	
68	NCR145/10/101637/2022	2 GBN	Kaushal Singh Gour	SETTLED	Grand City (Carnesia)	C4-403	Possession and payment of interest for delay
69	NCR145/02/89474/2022	Gautam Buddhanagar	Kesri Gupta	ORDERED	Grand City (Carnesia)	C2-1201	Possession and payment of interest for delay
70	NCR145/02/89443/2022		Khima Nand Bhatt	SETTLED	Grand City (Carnesia)	C2-1604	Possession



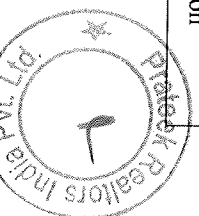
71	NCR145/09/100720/2022	2 GBN	Kripa Shankar Singh	ORDERED	Grand City (Carnesia)	C5-1007	Refund
72	NCR145/10/101645/2022	2 GBN	Krishan kumar shukla	SETTLED	Grand City (Paeonia)	P6-504	For Arguments
73	NCR145/06/96559/2022	2 GBN	Krishna Kant Agarwal	SETTLED	Grand City (Carnesia)	C2-707	Possession and payment of interest for delay
74	NCR145/10/100888/2022	2 GBN	Krishna kant Basist and Anr	ORDERED	Grand City (Paeonia)	P7-602	Possession and payment of interest for delay
75	NCR145/05/108434/2023	Gautam Buddhanagar	Kushal Jain	DISPOSED OFF	Grand City (Carnesia)	C12-601	Refund
76	NCR145/11/114676/2023		Laxmi Bisht	PENDING	Grand City (Paeonia)	P9-2205	Refund
77	NCR145/10/100851/2022	2 GBN	Madan Kumar Jha and Anr.	ORDERED	Grand City (Paeonia)	P7-606	Possession and payment of interest for delay
78	NCR145/12/87359/2021	2 GBN	Manish Arya	ORDERED	Grand City (Carnesia)	C8-604	Possession
79	NCR145/01/67981/2021		MANISH NEGI	SETTLED	Grand City (Carnesia)	C10-2104	Possession
80	NCR145/02/70158/2021	2 GBN	Manmohan Bansal	SETTLED	Grand City (Carnesia)	C7-1703	Possession and DPI
81	NCR145/05/94971/2022	1 GBN	MANOJ C MISHRA	DISPOSED OFF	Grand City (Carnesia)	C9-1603	
82	NCR145/05/109281/2023	Gautam Buddhanagar	Manoj Kumar Gupta	SETTLED	Grand City (Paeonia)	P7-704	Possession and payment of interest for delay
83	NCR145/04/93107/2022	2 GBN	Manoj Kumar Kaushik	ORDERED	Grand City (Carnesia)	C14-2202	Possession and payment of interest for delay
84	NCR145/06/107003/2023	2 GBN	MANOJ KUMAR SHARMA	SETTLED	Grand City (Paeonia)	P4-105	Possession and payment of interest for delay
85	NCR145/10/114571/2023		mayank kulshrestha	PENDING	Grand City (Paeonia)	P4-1504	Restoration of wrongful cancellation of allotment. I want to buy this with giving late payment charges.
86	NCR145/05/108512/2023	2 GBN	Mohammad Chand	SETTLED	Grand City (Paeonia)	P4-2107	Possession and payment of interest for delay
87	NCR145/06/109514/2023	2 GBN	Mr. Amit Kumar	SETTLED	Grand City (Paeonia)	P9-203	Possession and payment of interest for delay
88	NCR145/06/96123/2022	2 GBN	Mr. Anuj Agarwal and Anr.	DISPOSED OFF	Grand City (Paeonia)	P7-1504	Refund
89	NCR145/03/106772/2023	1 GBN	Mr. Ashok Kumar Chatterjee and Anr.	ORDERED	Grand City (Paeonia)	P1-1706	Possession and payment of interest for delay



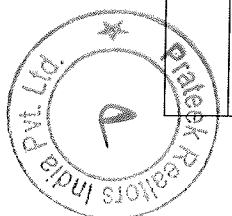
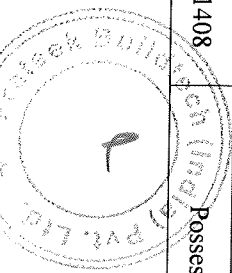
90	ADJ/NCR145/10/114465/2023	AO GBN	Mr. Chidambaram Arumugam and Mrs. Deepika Pillai	PENDING	Grand City (Carnesia)	C15-1004	COMPENSATION
91	NCR145/01/104466/2023	2 GBN	Mr. Harshit Jain and Anr.	SETTLED	Grand City (Paeonia)	P7-903	Possession and payment of interest for delay
92	NCR145/07/111450/2023		Mr. Mahesh Kumar Singh and Mrs. Kaushal Devi	PENDING	Grand City (Paeonia)	P9-403	Refund
93	NCR145/04/93188/2022	1 GBN	Mr. Manish Tyagi and Anr.	DISPOSED OFF	Grand City (Paeonia)	P4-602	Possession and payment of interest for delay
94	ADJ/NCR145/06/96528/2022 (LKO)	AO LCK	Mr. Narayan Singh	ORDERED	Grand City (Carnesia)	C10-301	Compensation
95	NCR145/08/98318/2022	2 GBN	Mr. Neetesh Gupta	SETTLED	Grand City (Paeonia)	P9-2404	Possession and payment of interest for delay
96	ADJ/NCR145/01/104322/2023	AO-GBN	Mr. Nishant Kumar Thukral and Anr.	SETTLED	Grand City (Paeonia)	P5-1107	Compensation
97	NCR145/10/101402/2022	1 GBN	Mr. Paras and Anr.	DISPOSED OFF	Grand City (Paeonia)	P4-1006	Possession and payment of interest for delay
98	NCR145/07/110818/2023	2 GBN	Mr. Rajiv Kumar and Anr.	SETTLED	Grand City (Carnesia)	C12-908	Registration of Sale Deed
99	NCR145/04/93203/2022	2 GBN	Mr. Renjith Kumar R and Anr.	SETTLED	Grand City (Carnesia)	C10-1602	Reply and Site Inspection Report already uploaded in rera portal, settlement done and upload in portal, settlement not follow, one of the opportunity. Matter fixed for arguments
100	ADJ/NCR145/03/106610/2023	AO-GBN	Mr. Rupesh Sivastava	SETTLED	Grand City (Carnesia)	C3-606	Compensation
101	NCR145/05/108989/2023	2 GBN	Mr. Sachin Sharma	SETTLED	Grand City (Paeonia)	P3-1405	Possession and payment of interest for delay



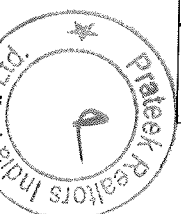
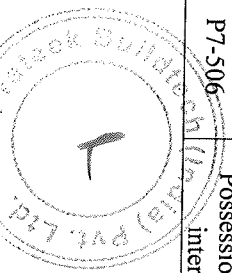
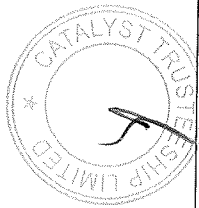
102	NCR145/04/92837/2022	2 GBN	Mr. Sandeep Kumar And Anr.	PENDING	Grand City (Carnesia)	C11-704	Possession and payment of interest for delay
103	NCR145/11/102278/2022	2 GBN	Mr. Sharat Vyas Tadimalla and Anr.	SETTLED	Grand City (Carnesia)	C11-905	Possession and payment of interest for delay
104	NCR145/04/92998/2022	1 GBN	Mr. Sumit Sarkar	DISPOSED OFF	Grand City (Paeonia)	P9-301	Possession and payment of interest for delay
105	ADJ/NCR145/05/106871/2023	AO GBN	Mr. Sunil Kumar and Mrs. Babita Punetha	SETTLED	Grand City (Carnesia)	C3-2101	Compensation
106	NCR145/02/105697/2023	2 GBN	Mr. Tarun Agrawal	SETTLED	Grand City (Paeonia)	P6-804	Possession and payment of interest for delay
107	NCR145/07/96887/2022	1 GBN	Mr. Usman Khan and Anr.-Adv. Amit Singh	ORDERED	Grand City (Paeonia)	P5-906	Refund
108	NCR145/08/98662/2022	2 GBN	Mr. Vikrant Tomar	SETTLED	Grand City (Carnesia)	C5-1408	Refund
109	ADJ/NCR145/08/112496/2023	AO-GBN	Mr. Bharat Jain	PENDING	Grand City (Carnesia)	C3-2207	Possession and payment of interest for delay
110	NCR145/06/109905/2023	2 GBN	Mr. Kapil Sharma and Mrs. Vandana Sharma	SETTLED	Grand City (Paeonia)	P2-1506	Possession and payment of interest for delay
111	ADJ/NCR145/09/113058/2023	AO-GBN	Mrs. Aayushi	PENDING	Grand City (Paeonia)	P6-907	Possession delay
112	ADJ/NCR145/08/112467/2023	AO-GBN	Mrs. Aprajita Jha and Mr. Ram Nath Jha	PENDING	Grand City (Paeonia)	P5-905	Defective title as sub lease
113	NCR145/02/106002/2023	2 GBN	Mrs. Bhavana Rastogi	SETTLED	Grand City (Carnesia)	C3-705	Possession and payment of interest for delay
114	NCR145/05/108872/2023	2 GBN	Mrs. Mardula Tyagi and Anr.	SETTLED	Grand City (Paeonia)	P2-1804	Possession and payment of interest for delay
115	NCR145/07/94047/2022	2 GBN	Mrs. Prem Lata	SETTLED	Grand City (Carnesia)	C11-102	Possession and payment of interest for delay
116	NCR145/10/114055/2023		MRS. REETA SINGH and KRISHAN PAL SINGH.	PENDING	Grand City (Carnesia)	A3-G002	REFUND
117	NCR145/10/101639/2022	2 GBN	Mrs. Sunita Devi	SETTLED	Grand City (Paeonia)	P6-106	Refund
118	ADJ/NCR145/07/110945/2023	AO-GBN	Mrs. Sushila Gupta and Anr.	PENDING	Grand City (Paeonia)	P6-2504	Compensation



119	NCR145/06/95683/2022		Mrs. Swati Burmwal and anr.	SETTLED	Grand City (Paeonia)	P6-305	Possession
120	ADJ/NCR145/04/107637/2023	AO GBN	Mrs. Usha Nagar and Anr.	SETTLED	Grand City (Carnesia)	C1-1401	compensation
121	NCR145/07/96801/2022	2 GBN	Ms. Kashish Jeelani and Mr. Rashid Jeelani Malik	ORDERED	Grand City (Carnesia)	C1-1707	Possession and payment of interest for delay
122	NCR145/03/106468/2023	1 GBN	Ms. Ruchi Bhatia	ORDERED	Grand City (Paeonia)	P2-905	Possession and payment of interest for delay
123	NCR145/09/112871/2023	GBN	Navneet Arora	PENDING	Grand City (paeonia)	P1-1503	legal possession, Delay Interest, Exeucute Transfer Deed/ Sale Deed and other Relief as per Rera Act, 2016
124	NCR145/10/82924/2021		Neha Mittal	ORDERED	Grand City (Carnesia)	C3-1901	Possession
125	NCR145/04/74288/2021		Neha Yadav	SETTLED	Grand City (Carnesia)	C3-002	Possession
126	ADJ/NCR145/10/114258/2023	AO GBN	NIKHIL SARASWAT	PENDING	Grand City (Paeonia)	P1 - 1701	DELAY IN POSSESSION AND PENDING SUBVENTION INTEREST
127	NCR145/04/73126/2021	2 GBN	NISHUL SINGHAL AND MEENA SINGHAL	SETTLED	Grand City (Carnesia)	C1-001	Possession and payment of interest for delay
128	ADJ/NCR145/06/75343/2021	AO-GBN	NISHUL SINGHAL AND MEENA SINGHAL	SETTLED	Grand City (Carnesia)	C1-001	Compensation
129	NCR145/10/84117/2021		Nitin Kumar	ORDERED	Grand City (Carnesia)	C7-901	
130	NCR145/04/107513/2023	1 GBN	Nitin Mukesh Jambu and Anr.	SETTLED	Grand City (Paeonia)	P5-1507	Possession and payment of interest for delay
131	NCR145/08/112745/2023		Pankaj Kumar	PENDING	Grand City (paeonia)	P1-103	Possession and payment of interest for delay
132	ADJ/NCR145/06/109993/2023	AO-GBN	Parul Bhatia	SETTLED	Grand City (Carnesia)	C14-1601	Compensation
133	NCR145/07/97744/2022	2 GBN	Pooja	ORDERED	Grand City (Carnesia)	C4-2801	W.S. filed, Matter fixed for arguments
134	NCR145/06/75669/2021		PRAMOD KUMAR JAIN	SETTLED	Grand City (Paeonia)	P6-1408	Possession



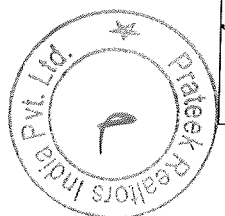
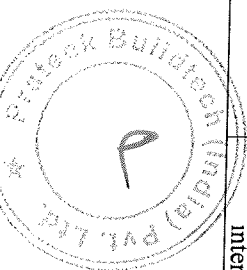
135	NCR145/05/94063/2022	2 GBN	Prem Kumar Jha	SETTLED	Grand City (Carnesia)	C11-1004	Possession and payment of interest for delay
136	NCR145/03/90886/2022	1 GBN	Pryesh Kumar Tibrewal	SETTLED	Grand City (Paeonia)	P5-705	Possession and payment of interest for delay
137	NCR145/04/73953/2021	2 GBN	Pulkit Garg	SETTLED	Grand City (Paeonia)	P5-2107	Possession
138	NCR145/02/105551/2023	2 GBN	Pushpa Tiwari	SETTLED	Grand City (Carnesia)	C12-2008	Other(EMI not Pay, Room Rent, delay possession and not fully furnished)
139	NCR145/02/89478/2022	2 GBN	Radhika Gupta	ORDERED	Grand City (Carnesia)	C4-1204	Possession and payment of interest for delay
140	NCR145/02/90170/2022	2 GBN	Raghuvver Prasad	SETTLED	Grand City (Carnesia)	C1-803	Possession and payment of interest for delay
141	NCR145/09/113606/2023		Rajat Saxena	PENDING	Grand City (Paeonia)	P3-804	REFUND
142	NCR145/11/101559/2022	2 GBN	Rajesh Kumar Singh	SETTLED	Grand City (Carnesia)	C15-1104	Unit restore and payment of interest for delay
143	NCR145/02/89463/2022	2 GBN	Rajiv Gupta	ORDERED	Grand City (Carnesia)	C4-1406	Possession and payment of interest for delay
144	NCR145/08/79598/2021	2 GBN	Rajkumar Singh	SETTLED	Grand City (Carnesia)	C16-1508	
145	NCR145/11/84888/2021	1-GBN	Ram Das Lal	SETTLED	Grand City (Paeonia)	P7-2403	
146	NCR145/11/101557/2022	2 GBN	Ranjan Kumar	SETTLED	Grand City (Carnesia)	C2-1005	Possession and payment of interest for delay
150	NCR145/10/114264/2023	GBN	RANIANA SRIVASTAVA	PENDING	Grand City (Carnesia)	C1-405	POSSESSION AND DELAY INTEREST
151	NCR145/07/110108/2023	2 GBN	Ravi Katiyar	SETTLED	Grand City (Paeonia)	P2-205	Possession and payment of interest for delay
152	NCR145/08/78148/2021		Rishabh Awasthi	SETTLED	Grand City (Carnesia)	C8-904	
153	NCR145/08/112349/2023		Rohit Yadav	PENDING	Grand City (Paeonia)	P7-904	Possession and payment of interest for delay
154	NCR145/02/71157/2021		Ruchi Rani Goel	ORDERED	Grand City (Carnesia)	C3-2401	Possession
155	NCR145/06/96364/2022	2 GBN	Sachin Kumar	ORDERED	Grand City (Carnesia)	C3-103	Registration of Sale Deed and payment of interest for delay
156	NCR145/07/76696/2021		Sameer Sharma	ORDERED	Grand City (Paeonia)	P6-1506	
157	NCR145/02/105478/2023	2 GBN	Sandeep Kumar	SETTLED	Grand City (Paeonia)	P1-402	Possession and payment of interest for delay
158	NCR145/10/100956/2022	2 GBN	Sanjay Kumar Pathak and Anr.	ORDERED	Grand City (Paeonia)	P7-506	Possession and payment of interest for delay



159	ADJ/NCRI145/02/90433/2022 (LKO)	AO LCK	Sanjeev Kumar	ORDERED	Grand City (Carnesia)	C10-902	Interest for delay and Promoter failed to provide allotted parking, Designer False ceiling, Wire Mess Shutters, OC./CC, Functional Club and charged maintenance for two years illegally.
160	NCRI145/02/105362/2023	2 GBN	Sanjeev Kumar Sharma	SETTLED	Grand City (Carnesia)	C5-106	Possession and payment of interest for delay
161	NCRI145/12/86740/2021		Sanjeev Ranjan Singh	ORDERED	Grand City (Carnesia)	C4-1506	possession done and certificate uploaded
162	NCRI145/11/85231/2021	2 GBN	Satendra Singh Rawat	SETTLED	Grand City (Carnesia)	C11-1405	Possession and Delay interest
163	NCRI145/03/72939/2021	2 GBN	SAURABH AGGARWAL AND RITJ AGGARWAL	SETTLED	Grand City (Carnesia)	C1-006	
164	NCRI145/05/108283/2023 Sect-39-	2 GBN	Saurabh Singh	SETTLED	Grand City (Paeonia)	P7-1103	Refund
165	NCRI145/02/89477/2022	2 GBN	Seema Gupta	PENDING	Grand City (Carnesia)	C4-1404	CORRECTION OF CLAIM AMOUNT
166	NCRI145/02/89477/2022	2 GBN	Seema Gupta	ORDERED	Grand City (Carnesia)	C4-1404	Possession and payment of interest for delay
167	NCRI145/04/92462/2022	2 GBN	Shafiqi Singh	ORDERED	Grand City (Carnesia)	C9-2703	Possession and payment of interest for delay
168	NCRI145/02/105730/2023	2 GBN	Shashank Srivastava	SETTLED	Grand City (Paeonia)	P9-1805	Possession and payment of interest for delay
169	NCRI145/11/84733/2021	2 GBN	Shiv Kumar gaur	SETTLED	Grand City (Carnesia)	C16-807	Possession
170	NCRI145/11/102190/2022	2 GBN	Shiv Prasad Dubey Renu Dubey	SETTLED	Grand City (Paeonia)	P9-1105	Possession and payment of interest for delay
171	NCRI145/11/102391/2022	2 GBN	Shiv Shankar	SETTLED	Grand City (Carnesia)	C5-1204	Possession and payment of interest for delay
172	NCRI145/10/113753/2023	2 GBN	SHUBHANG TYAGI	PENDING	Grand City (Paeonia)	P9-2103 on 20th FLR	Possession and payment of interest for delay
173	NCRI145/10/99550/2022	2 GBN	Shwet priya	ORDERED	Grand City (Paeonia)	P6-701	Possession and payment of interest for delay

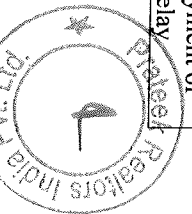
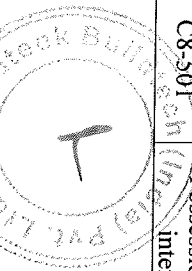
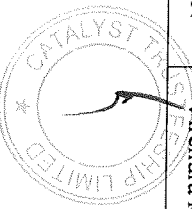


B



Q

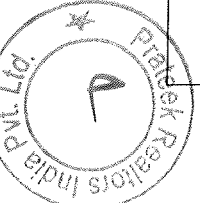
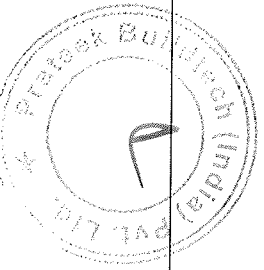
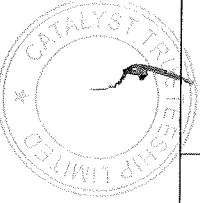
174	ADJ/NCR145/03/106182/2023	AO GBN	Shweta Gubrelay and Amit Kumar Birtharia	SETTLED	Grand City (Paeonia)	P8-2301	Compensation
175	NCR145/09/81947/2021		Siddhartha Kapoor	ORDERED	Grand City (Carnesia)	C4-308	Refund
176	NCR145/08/98363/2022	2 GBN	Sourabh Gupta	SETTLED	Grand City (Carnesia)	C12-2504	COMPENSATION
177	ADJ/NCR145/06/96158/2022	AO-GBN	Subrata Das And Nirjala Das	SETTLED	Grand City (Paeonia)	P3-1403	COMPENSATION
178	NCR145/12/86706/2021		Subrata Das And Nirjala Das	DISPOSED OFF			
179	ADJ/NCR145/03/107201/2023	AO-GBN	Sudhir Kharkwal	SETTLED	Grand City (Carnesia)	C10-1203	Compensation
180	NCR145/03/90740/2022	2 GBN	Sujata Beri	SETTLED	Grand City (Carnesia)	C5 - 802	Possession and payment of interest for delay
181	NCR145/03/92206/2022	2 GBN	Sumit Chaturvedi	SETTLED	Grand City (Carnesia)	C6-2506	Refund
182	NCR145/11/65795/2020	2 GBN	Sumitra Malviya	ORDERED	Grand City (Carnesia)	C5-607	Possession
183	NCR145/03/107180/2023	1 GBN	Surendra Singh Selal	SETTLED	Grand City (Carnesia)	C9-104	Possession and payment of interest for delay
184	NCR145/05/108849/2023	2 GBN	Sushma Mittal	SETTLED	Grand City (Paeonia)	P8-2406	Possession and payment of interest for delay
185	ADJ/NCR145/10/101631/2022	AO GBN	Tara Devi	SETTLED	Grand City (Paeonia)	P7-207	Compensation
186	NCR145/03/106217/2023	2 GBN	Taran Kumar Gupta	SETTLED	Grand City (Paeonia)	P2-006	Possession and payment of interest for delay
187	ADJ/NCR145/07/93134/2023	AO-GBN	Vaishali Pravesh Bansal	PENDING	Grand City (Carnesia)	C8-2308	Compensation
188	NCR145/03/72118/2021	2 GBN	Varun Tiwari And Sunita Paroek	SETTLED	Grand City (Carnesia)	C1-708	Possession
189	NCR145/01/105020/2023	2 GBN	Vibhu Shanker Mishra	SETTLED	Grand City (Paeonia)	P9-2204	Possession and payment of interest for delay
190	NCR145/07/111352/2023		Vikas Katoch	SETTLED	Grand City (Carnesia)	C8 -1505	Registration of Sale Deed
191	NCR145/08/80442/2021	2 GBN	Vikash kumar	SETTLED	Grand City (Carnesia)	C4-1605	Possession
192	NCR145/01/68226/2021		VINAY YADAV	SETTLED	Grand City (Carnesia)	C7-008	Possession
193	NCR145/01/68227/2021		VINAY YADAV	SETTLED	Grand City (Carnesia)	C7-005	Possession
194	NCR145/08/98215/2022	2 GBN	Vineeta Devi	SETTLED	Grand City (Paeonia)	P1-1703	Refund
195	NCR145/10/114151/2023	2 GBN	Vinit Kumar	PENDING	Grand City (Carnesia)	C6-1102	REFUND
196	NCR145/02/104520/2023	2 GBN	Virender Pankaj	SETTLED	Grand City (Paeonia)	P6-2104	Possession and payment of interest for delay
197	NCR145/04/93570/2022	2 GBN	Virendra kumar	SETTLED	Grand City (Carnesia)	C8-501	Possession and payment of interest for delay



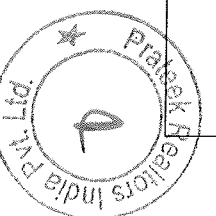
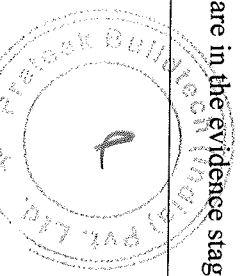
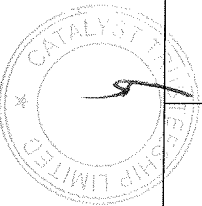
198	NCR145/03/89471/2022	Divisional GBN	VISHWAS MATIUR AND ASHA MATHUR	DISPOSED OFF	Grand City (Paeonia)	P5-701	Possession and payment of interest for delay
-----	----------------------	-------------------	--------------------------------------	-----------------	----------------------	--------	-------------------------------------------------

CASES AGAINST SPONSOR

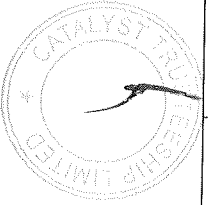
Sl. No.	Case No. & Title	Forum	Response
1.	C.A. No. 004929-004930/2018 Harinder Singh (Dead) through LRs S/D/W/Thru Late Inder Singh vs Prateek Buildtech (India) Pvt. Ltd. and others	Supreme Court of India	This is an appeal filed by a flat buyer in relation a flat booked by him in the Project Prateek Stylome. During pendency of the case he passed away. After demise of the petitioner Mr. Harinder Singh, Ms. Perminder Kaur who is his only legal heir after his death has settled the matter out of court with PG. As per the settlement deed, she has surrendered the unit allotted by PG in the name of her husband and PG need to pay her a consolidated sum in tune to Rs. 1.42 Cr. (approx.) in return. Out of the settlement amount, PG has already paid her Rs. 87 Lakh and the balance shall also be paid as per the agreed terms. On payment of the Balance amount, the case will be withdrawn from the court in terms of the Settlement Agreement.
2.	WRIC/24819/2020 M/S Prateek Buildtech Pvt. Ltd. vs State of UP and another	Allahabad High Court	This Writ Petition was filed by PG against Noida Authority seeking certain direction against the authority in relation to rate of interest charged on dues. The writ has become infructuous since the issue involved therein has been set at rest by the Supreme Court of India.
3.	WRIC/5044/2021 Prateek Edifice Apartment Owner Association vs M/S Prateek Buildtech	Allahabad High Court	This Writ Petition has been filed by the Apartment Owners Association of the group housing Prateek Edifice developed by PG seeking direction against PG to handover the charge of Common Area and the amount of IFMS.



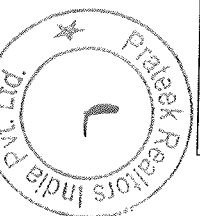
	Pvt. Ltd. through its chairman and others		PG has handed over the charges and has transferred the amount. The writ is being contested and it has also become infructuous since the charge of common area has already been handed over to the Petitioner Association.
4.	Warrant or Summons/250282/2022 State Government vs Prateek Buildtech I Pvt. Ltd.	Chief Magistrate, Buddha Nagar, UP Judicial Gautam	No knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case. The case was though registered in the year 2022 but no court notice/summons has ever been received by PG in this case and its 2024 approaching.
5.	Original Suit/56/2018 Rohit P.Oraon vs M/S Prateek Buildtech India Pvt. Ltd. and others	Civil Judge Senior Division, Gautam Buddha Nagar, UP	No knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case. The case was though registered in the year 2018 but no court notice/summons has ever been received by PG in this case and its 2024 approaching.
6.	CT Cases/999/2022 Rajeev Goyal vs M/S Prateek Buildtech India (P) Limited and others	Chief Magistrate, East, KKD, Delhi Metropolitan	It is an application filed under the provision of Section 156(3) of the Cr. P.C. seeking the court to issue directions to register a case/probe in case against the respondents. No formal knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case. However, The matter is in the process of being resolved out of court and will be settled soon.
7.	CS SCJ/1924/2019 M/S Springclean Ltd vs M/S Prateek Buildtech India Pvt. Ltd. and another	Senior Civil Judge cum RC, South-East, Saket	The Plaintiff M/s Springclean Ltd. who provides house-keeping services was engaged by the PG for its services at the Corporate Office of PG at Noida. The services of the Plaintiff were unsatisfactory and the service charges claimed by the Plaintiff were disputed. This case has been filed for recovery of Rs. 2,61,107/-. The case is being contested. The case proceedings are in the evidence stage.



8.	<p>CC/1036/2016 IA/2124/2020 IA/7965/2021 IA/2589/2022</p> <p>Guljeet Grover and another vs M/S Prateek Buildtech India Pvt. Ltd. and others</p>	<p>National Disputes Commission</p> <p>Consumer Redressal</p>	<p>This is a Consumer Complaint appeal filed by a flat buyer Ms. Guljeet Grover (the Complainant) in relation to the flat booked by her in the Project Prateek Stylome. During pendency of the case she passed away.</p> <p>After demise of the Complainant Mr. Rajeev Grover who is his legal heir after her death has settled the matter out of court with PG.</p> <p>As per the settlement deed, he has surrendered the unit allotted by PG in the name of his wife and PG need to pay him a consolidated sum in tune to Rs. 1.44 Cr. (approx.) in return. Out of the settlement amount, PG has already paid her Rs. 74 Lakh and the balance shall also be paid as per the agreed terms.</p> <p>On payment of the Balance amount, the case will be withdrawn from the court in terms of the Settlement Agreement.</p>
9.	<p>CC/1037/2016 IA/2125/2020 IA/7966/2021</p> <p>Rajpal Singh Kandhari vs M/S Prateek Buildtech India Pvt. Ltd. and others</p>	<p>National Disputes Commission</p> <p>Consumer Redressal</p>	<p>This is a consumer complaint filed by an allottee who had been allotted a unit in the project Prateek Stylome.</p> <p>His unit was subsequently cancelled due to non-payment.</p> <p>He filed this consumer complaint aggrieved by the cancellation of allotment.</p> <p>The matter is being contested and PG has placed its defence on record before the Court.</p>
10.	<p>CC/1310/2016</p> <p>Pragya Venkat Surya Prakash and another vs M/S Prateek Buildtech India Pvt. Ltd.</p>	<p>National Disputes Commission</p> <p>Consumer Redressal</p>	<p>This is a consumer complaint filed by an allottee who had been allotted a unit in the project Prateek Stylome. By the present complaint he is seeking compensation for the period of delay in handing over possession of the flat booked by him.</p> <p>The matter is being contested and PG has placed its defence on record before the Court.</p>

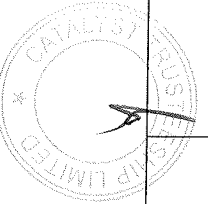


B

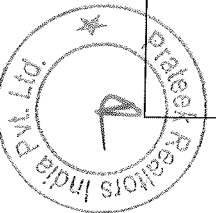
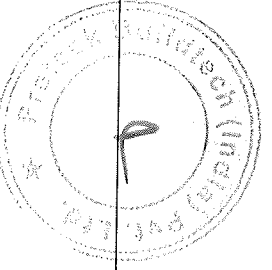


9

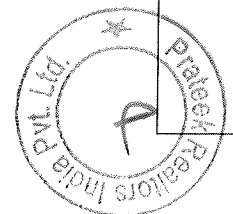
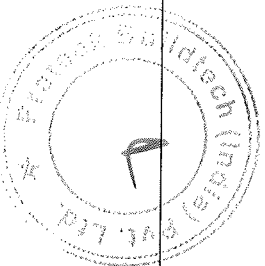
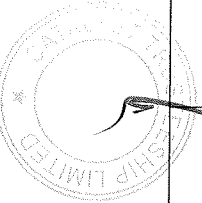
11.	CC/1713/2018 IA/11674/2022 Sunita Goyal and another vs M/S Prateek Buildtech (India) Pvt. Ltd. and others	National Disputes Commission	Consumer Redressal	This is a consumer complaint filed by an allottee of a flat in the Project Prateek Stylome thereby primarily seeking compensation for the period of little delay in handing over possession of the flat to him. The matter is being contested. The little delay in delivery of the flats was due to force majeure conditions and the defence has been duly placed before the court.
12.	CC/598/2019 IA/6076/2019 IA/2038/2020 IA/5864/2022 IA/12566/2022 M/S Sheetal Impex Pvt. Ltd. vs M/S Prateek Buildtech (India) Pvt. Ltd.	National Disputes Commission	Consumer Redressal	This is a consumer complaint filed by an allottee of a flat in the Project Prateek Stylome thereby primarily seeking compensation for the period of little delay in handing over possession of the flat to him. The matter is being contested. The little delay in delivery of the flats was due to force majeure conditions and the defence has been duly placed before the court.
13.	ITA 3082/DEL/2019 ITA 3081/DEL/2019 Prateek Buildtech (India) Pvt. Ltd. vs ACIT Central Circle – 76(1), New Delhi	Income Tax Appellate Tribunal, New Delhi Benches, New Delhi		<i>No information available.</i>
14.	IA (IBC) – 5045/2022 Pawan Kumar Goyal vs Prateek Buildtech (India) Private Limited and others	National Company Law Tribunal, New Delhi		No knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case.



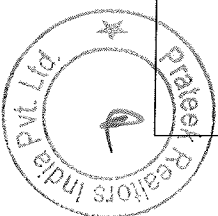
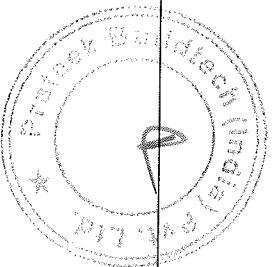
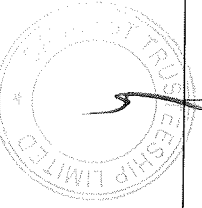
B



			<p>The case was though registered in the year 2022 but no court notice/summons has ever been received by PG in this case and its 2024 approaching.</p> <p>The case has been primarily filed against some other companies and PG company seems to have been included in the array of parties as a proforma party without any specific claim against it. Since some flat sold by PG in any of its project would be involved in the case, due to the same the PG company would also be arrayed in the party respondents. In case PG would receive any notice in the case, it would be contested in the best interest of PG.</p>
15.	<p>C.A. No. 003333/2019</p> <p>Prateek Buildtech India Private Limited vs Harinder Singh</p>	Supreme Court of India	<p>This appeal was filed by PG against an order of NGT passed in a case filed before it by one allottee Mr. Harinder Singh of a flat in the project Prateek Stylome.</p> <p>After demise of the petitioner Mr. Harinder Singh, Ms. Perminder Kaur who is his only legal heir after his death has settled the matter out of court with PG.</p> <p>As per the settlement deed, she has surrendered the unit allotted by PG in the name of her husband and PG need to pay her a consolidated sum in tune to Rs. 1.42 Cr. (approx.) in return. Out of the settlement amount, PG has already paid her Rs. 87 Lakh and the balance shall also be paid as per the agreed terms.</p>
16.	<p>STRE/510/2015</p> <p>STRE/509/2015</p> <p>M/s Prateek Buildtech I Pvt. Ltd. Vs Commissioner of Commercial Tax</p>	Allahabad High Court	<p>No information available.</p>
17.	<p>WRIC/8045/2022</p> <p>Prateek Buildtech (India) Private Ltd vs Noida thru its</p>	Allahabad High Court	<p>The Writ Petition was filed by PG seeking directions against the Noida Authority in relation to the project Prateek Stylome of PG.</p>



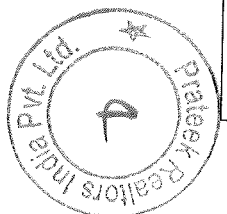
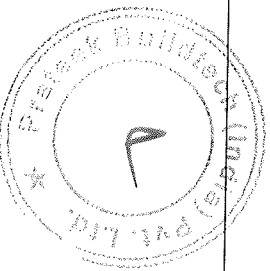
	Present and another		The project has been handed over to the Association of Apartment Owners of Prateek Stylome and therefore no issue survives now.
18.	WTAX/871/2010 M/S Prateek Buildtech India Pvt. Ltd. vs State of UP and others	Allahabad High Court	No information available.
19.	WRIC/15463/2020 Prateek Stylome Apartment Owner Association vs. M/S Prateek Buildtech Pvt. Ltd. and others	Allahabad High Court	This Writ Petition was been filed by the Apartment Owners Association of the group housing Prateek Stylome developed by PG seeking direction against PG to handover the charge of Common Area and the amount of IFMS. PG has handed over the charge of common area has transferred the amount of IFMS to the Petitioner Association.
20.	WRIC/8885/2010 Vijay Singh and another vs M/S Prateek Buildtech India Pvt. Ltd. thru its proprietor and others	Allahabad High Court	No knowledge about this case since no court notice/summons and/or copy of complaint has ever been received by PG in this case.
21.	Civil Suit/173/2021 M/S Prateek Buildtech (India) Pvt. Ltd. vs Prateek Stylome Apartment Owners Association	Civil Judge Senior Division, Gautam Buddha Nagar, UP	Nothing is pending from the end of PG. PG has handed over the charge of common area and has transferred the amount of IFMS to the Association. No issue survives.
22.	CS (Comm)/80/2021 M/S Balaji Action Buildwell vs M/S Prateek Buildtech	District and Sessions Judge, West, THC, Delhi	The suit filed by the Plaintiff against PG was dismissed. No compliance is pending on part of PG.



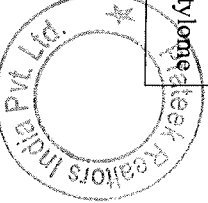
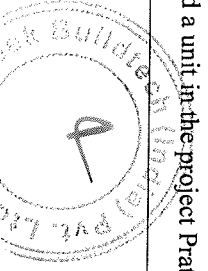
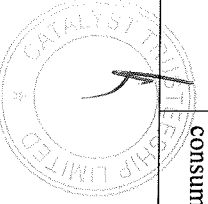
	(India) Pvt. Ltd.		
23.	<p>CC/1035/2016</p> <p>RA/257/2017</p> <p>IA/5914/2016</p> <p>IA/5915/2016</p> <p>IA/5916/2016</p> <p>IA/5917/2016</p> <p>IA/8600/2016</p> <p>Harinder Singh vs M/S Prateek Buildtech India Pvt. Ltd. and others</p>	<p>National Disputes Commission</p> <p>Consumer Redressal</p>	<p>This Consumer Complaint was filed an allottee Mr. Harinder Singh in relation to a flat booked by him in the project Prateek Stylome of PG.</p> <p>After demise of the complainant Mr. Harinder Singh, Ms. Perminder Kaur who is his only legal heir after his death has settled the matter out of court with PG.</p> <p>As per the settlement deed, she has surrendered the unit allotted by PG in the name of her husband and PG need to pay her a consolidated sum in tune to Rs. 1.42 Cr. (approx.) in return. Out of the settlement amount, PG has already paid her Rs. 87 Lakh and the balance shall also be paid as per the agreed terms.</p>
24.	<p>CC/3235/2017</p> <p>IA/2819/2018</p> <p>IA/14312/2019</p> <p>IA/2883/2020</p> <p>IA/2124/2022</p> <p>A.K. Sanghi vs M/S Prateek Buildtech (India) Pvt. Ltd. and others</p>	<p>National Disputes Commission</p> <p>Consumer Redressal</p>	<p>The court has directed to refund the amount paid by the Complainant towards cost of the flat booked by him in the project Prateek Stylome of PG.</p> <p>The amount would be refunded by selling the flat to someone else.</p>



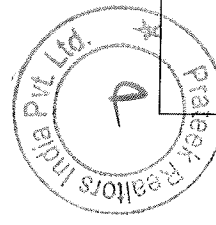
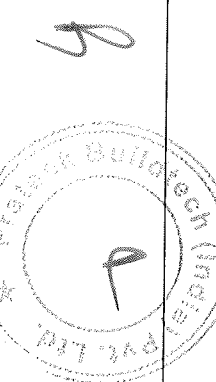
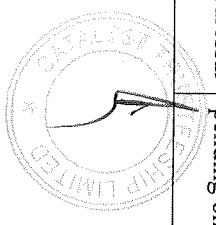
9



25.	<p>RA/1/2018 IA/8601/2016 IA/13554/2018 IA/3180/2020 IA/1989/2021</p> <p>Guljeet Grover and another vs M/S Prateek Buildtech India Pvt. Ltd. and others</p>	National Disputes Commission	Consumer Redressal	<p>This was relating to a Consumer Complaint appeal filed by a flat buyer Ms. Guljeet Grover (the Complainant) in relation to the flat booked by her in the Project Prateek Stylome. During pendency of the case she passed away.</p> <p>After demise of the Complainant Mr. Rajeev Grover who is his legal heir after her death has settled the matter out of court with PG.</p> <p>As per the settlement deed, he has surrendered the unit allotted by PG in the name of his wife and PG need to pay him a consolidated sum in tune to Rs. 1.44 Cr. (approx.) in return. Out of the settlement amount, PG has already paid her Rs. 74 Lakh and the balance shall also be paid as per the agreed terms.</p>
26.	<p>RA/2/2018 IA/5918/2016 IA/5919/2016 IA/8602/2016 IA/11411/2017 IA/13555/2018 IA/3464/2020</p> <p>Rajpal Singh Kandhari vs M/S Prateek Buildtech India Pvt. Ltd. and others</p>	National Disputes Commission	Consumer Redressal	<p>This was in relation to the Consumer Complaint No. CC/1037/2016 filed by an allottee Mr. Rajpal Singh Kandhari who had been allotted a unit in the project Prateek Stylome.</p> <p>His unit was subsequently cancelled due to non-payment.</p> <p>He filed this consumer complaint aggrieved by the cancellation of allotment.</p> <p>The matter is being contested and PG has placed its defence on record before the Court.</p>
27.	<p>IA/9720/2016 IA/11201/2016</p>	National Disputes Commission	Consumer Redressal	<p>These all were interlocutory applications filed in the Consumer Complaint No. CC/1310/2016 titled Pragma Venkat Surya Prakash and another vs M/S Prateek Buildtech India Pvt. Ltd. which is a consumer complaint filed by an allottee who had been allotted a unit in the project Prateek Stylome</p>



<p>IA/5136/2017 IA/5137/2017 IA/5138/2017 IA/20777/2017 IA/814/2018</p> <p>Pragya Venkat Surya Prakash and another vs M/S Prateek Buildtech (India) Pvt. Ltd.</p>		<p>seeking compensation for delay in handing over possession of the unit booked.</p> <p>The matter is being contested and PG has placed its defence on record before the Court.</p>
<p>28. IA/18743/2019 IA/18744/2019 IA/2551/2020</p> <p>Sunita Goyal and another vs M/S Prateek Buildtech (India) Pvt. Ltd. and others</p>	<p>National Disputes Commission</p> <p>Consumer Redressal</p>	<p>These all were interlocutory applications filed in the Consumer Complaint No. CC/1713/2018 Sunita Goyal and another vs M/S Prateek Buildtech (India) Pvt. Ltd. and others.</p> <p>The said consumer complaint filed by an allottee of a flat in the Project Prateek Stylome thereby primarily seeking compensation for the period of little delay in handing over possession of the flat to him.</p> <p>The matter is being contested. The little delay in delivery of the flats was due to force majeure conditions and the defence has been duly placed before the court.</p>
<p>29. CC/500/2017 EA/87/2019</p> <p>Manav Govil vs M/s Prateek Buildtech Pvt. Ltd.</p>	<p>District Disputes Commission – Buddha Nagar (UP)</p> <p>Consumer Redressal</p>	<p>The final order passed in this Consumer Complaint has been duly complied with. No compliance is pending on part of PG.</p>
<p>30. 67/2013</p> <p>Smt. Kamla Gupta vs Prateek</p>	<p>District Disputes</p> <p>Consumer Redressal</p>	<p>The final order passed in this Consumer Complaint has been duly complied with. No compliance is pending on part of PG.</p>



	Buildtech	Commission – Gautam Buddha Nagar (UP)	
31.	ITA 3109/DEL/2017 Prateek Buildtech (India) Pvt. Ltd. vs ACIT, New Delhi	Income Tax Appellate Tribunal, New Delhi Benches, New Delhi	No information available.
32.	ITA 5136/DEL/2016 ACIT, New Delhi vs Prateek Buildtech (India) Pvt. Ltd.	Income Tax Appellate Tribunal, New Delhi Benches, New Delhi	No information available.
33.	ITA 5137/DEL/2016 ACIT, New Delhi vs Prateek Buildtech (India) Pvt. Ltd.	Income Tax Appellate Tribunal, New Delhi Benches, New Delhi	No information available.
34.	ITA 3110/DEL/2017 Prateek Buildtech (India) Pvt. Ltd. vs ACIT, New Delhi	Income Tax Appellate Tribunal, New Delhi Benches, New Delhi	No information available.
35.	Original Application No. 546/2016 Mr. Harinder Singh vs M/s Prateek Buildtech India Pvt. Ltd.	National Green Tribunal, New Delhi	Refer the case at Sr. No. 15.

