

TRANSCON DEVELOPERS PRIVATE LIMITED

Reg. Off.: Transcon Triumph, CTS No.720 (Pt), Oshiwara Village, Veera Desai Rd, Nr.Oberoi Springs,
Off. New Link Rd, Andheri West, Mumbai – 400053 Tel.: 91-22-6730342 | Email: info@transcon.in | www.transcon.in
Corporate Identity Number (CIN): U45202MH2010PTC206000

Details of Encumbrances – Transcon Triumph Tower 1

A. Details of Mortgage/ Charge

- (i) Piramal Finance Limited (“**Piramal**”) has sanctioned loan of Rs.425,00,00,000/- (Rupees Four Hundred and Twenty Five Crore only) to Transcon Developers Private Limited (“**Promoter**”) and as security for repayment of the said loan and all other amounts payable, mortgage /charge inter alia in respect of (i) the MNP Property, (ii) the First TDPL Property, (iii) Promoter’s development rights in respect of MNP Property, (iv) the Unsold Units of the Project 1; (v) Receivables of the Project 1; and (vi) Escrow Accounts of Project 1, have been created by and under registered Deed of Mortgage dated 25th May 2017 in favour of IDBI Trusteeship Services Limited, a company established under the Companies Act, 1956 and having its registered office at Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400001, acting in its capacity of security trustee in trust and for the benefit of the Piramal (hereinafter referred to as “**Security Trustee**”).
- (ii) The Promoter has also been sanctioned further financial assistance of Rs.170,00,00,000/- (Rupees One Hundred and Seventy Crore only) by way of issuance of secured unrated, unlisted, non-convertible debentures to the Debenture Holders (as defined therein) and as security for repayment of the said financial assistance and all other amount payable (a) mortgage / charge in respect of the Sahajanand Property and (b) second charge on Receivables of Project 1, have been created by and under registered Debenture Trust Deed dated 25th May 2017 in favour of IDBI acting in its capacity of Debenture Trustee in trust and for the benefit of the Debenture Holders (hereinafter referred to as “**Debenture Trustee**”).

B. Details of Litigation pending in respect of Project 1

- (i) One Bholanath Hariram Yadav (“**Plaintiff**”) has filed Suit no. 1890 of 2014 before the City Civil Court at Dindoshi, against MNP inter alia alleging that MNP has dispossessed the Plaintiff from his hutment, being a room of about 10’ x 12’ square feet of brick masonry wall and AC sheet roof (“**suit premises**”) which was allegedly on a portion of the MNP Property and demolished the same. The Plaintiff has inter alia prayed that directions be issued to MNP to reconstruct the suit premises. By Order dated 11th August 2014, the City Civil Court has directed that status quo of the position over the suit premises be maintained. The said suit is pending.
- (ii) One Rammanohar Hariram Yadav (“**Plaintiff**”), being brother of the said Bholanath Hariram Yadav has filed a similar suit, being Suit no. 1891 of 2014 before the City Civil Court at Dindoshi, against MNP inter alia alleging that MNP has dispossessed the Plaintiff from his hutment, being a room of about 10’ x 12’ square feet of brick masonry wall and AC sheet roof (“**suit premises**”) which was allegedly on a portion of the MNP Property and demolished the same. The Plaintiff has inter alia prayed that directions be issued to MNP to reconstruct the suit premises. By Order dated 11th August 2014, the

2



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City Civil Court has directed that status quo of the position over the suit premises be maintained. The said suit is pending.

(iii) One Hiralal Hariram Yadav filed an Application No. 126/SW/2015 before the Metropolitan Magistrate Court, Andheri against (a) Mr. Vijay Ambalal Patel; (b) Mr. Jitendra Brahmabhat; (c) Mr. Vinay Gandeche; (d) Mr. Suresh A. Gaikwad; and (e) Mr. Satish Karnade, inter alia alleging that MNP has cut/ removed all the trees from the MNP Property without the sanction of the concerned authority and praying for direction to Senior Inspector of Police to make an enquiry into the matter under Section 156(3) of Criminal Procedure Code. By an Order dated April 26, 2016 the prayer of Complainant to send matter for investigation under Section 156 (3) of Criminal Procedure Code was disallowed. Aggrieved by the aforesaid Order, Hiralal Hariram Yadav preferred a Criminal Revision Application no. 186 of 2016 and the same is pending.

(iv) One Satish Vishnu Karade filed a police complaint with the Amboli Police Station under the Protection and Preservation of Trees Act, 1975 and in pursuance thereto, the Amboli Police Station registered First Information Report against Mr. Vinay Gandeche, The said matter is pending.

C. Details of Outstanding Property Tax:

- a. **Sale Building:** As on 1st April 2017, there is an outstanding property tax demand in respect of Transcon Triumph Tower 1 sale building to the tune of Rs.1,31,72,049.00/- payable by M/s. MNP Associates.
- b. **Rehab Building:** As on 1st April 2017, there is an outstanding property tax demand in respect of Transcon Triumph Tower 1 rehab building has been demanded to the tune of Rs.69,48,029.00/- less Rs.5,62,623/- being the excess tax paid by M/s. MNP Associates in the year 2013.

D. Details of Structures on the MNP Property:

There exist five slum tenements, one religious structure and one factory/structure on the MNP Property.

Dated this 21st day of July 2017

Yours truly,

R. Todi



For Transcon Developers Private Limited
Mr. Rishi Todi
Director