



उत्तर प्रदेश UTTAR PRADESH

AH 431324

For DUPERTech TOWNSHIP PROJECT LTD.


Director

Dated: 18th April 2013

To

1. The Punjab & Sind Bank,
(Lead Bank)
Specialized Corporate Finance Branch,
P-18/90, Connaught Circus,
New Delhi-110001
2. Oriental Bank of Commerce,
Branch Office: B-31, Sector 62,
Institutional Area,
NOIDA-201301
3. Bank of Maharashtra,
Branch Office: Plot No.C-56/40,
Sector 62,
NOIDA-201301

SUB.: LETTER OF INTENT FOR CREATION OF MORTGAGE

Sir,

We acknowledged grant of rupee term loan facilities by the lenders by way of consortium advance in favour of M/s Supertech Township Project Limited, a Company within the meaning of the Companies Act, 1956 and having its Registered Office at 1114, Hemkunt Chambers, 89, Nehru Place, New Delhi – 110019 to the tune of Rs.340 crores in the nature of Term Loan on the terms and conditions contained in the sanction letters of each lender, which we acknowledge and accept.

We confirm that the repayment of above term loan facility alongwith interest and charges etc. accrued thereon is to be inter-alia secured by equitable mortgage of property at Plot No.TS-05, Sector-22-D, Yamuna Expressway Industrial Development Authority, Greater Noida in the name of M/s Supertech Township Project Limited by deposit of original title deeds.

For SUPERTECH TOWNSHIP PROJECT LTD.


Director

The original title deeds of the above property are deposited with Bank of Maharashtra, Sector 62, Noida against the term loan of Rs.100 crores released in favour of M/s Supertech Township Project Ltd. on 28.12.2012. The Bank of Maharashtra being a part of PSB Consortium and the term loan of Rs.100 crores sanctioned and released by Bank of Maharashtra being part of the Term Loan of Rs.340 crores under PSB Consortium, accordingly the original title deeds of the above property are to be deposited with Punjab & Sind Bank as the lead bank to hold the said property as security on pari-pasu basis with other lenders.

We authorized Bank of Maharashtra to hand over the original title deeds of the above described property (Mortgaged Property) to Punjab & Sind Bank (Lead Bank) and we acknowledge and confirm the deposit of the said documents of title with PSB Consortium with an intent to create an equitable mortgage in favour of PSB Consortium to secure the repayment of the rupee term loan of Rs.340 crores alongwith agreed interest and other charges accrued thereon.

The said equitable mortgage of property bearing Plot No.TS-05, Sector-22-D, Yamuna Expressway Industrial Development Authority, Greater Noida is being created and confirmed in favour of PSB Consortium against the rupee Term Loan of Rs.340 crores sanctioned and disbursed in favour of M/s Supertech Township Project Limited, a Company within the meaning of the Companies Act, 1956 and having its Registered Office at 'Supertech House', B-28-29, First Floor, Sector 58, NOIDA-201307 (U.P.) and the said security will continue till the adjustment of all outstanding dues under the PSB Consortium Loan.

List of title deeds:

1. Allotment letter dated 01.08.2011
2. Lease Deed dated 13.12.2011 duly registered as Document No.23795, Book No.1, Vol. No.9920 at pages 329 to 368 registered on 13.12.2011 before Sub-Registrar, Gautam Budh Nagar, U.P.
3. Permission to mortgage from Yamuna Expressway Industrial Development Authority.
4. Other related documents as per procedure.

Thanking you,

M/s Supertech Township Project Limited
For SUPERTECH TOWNSHIP PROJECT LTD.

 (Director)
Director