

(ANN IV)

Project Name: - Blossom County

ANNEXURE - 4

Title Details of encumbrance of the land

1. The project land is mortgaged/hypothecated for availment of loan of Rs. 215,00,00,000/- (Rupees Two Hundred Fifteen Crores Only) from ICICI Bank.
2. The details of the encumbrance are as follows:-
 - (a) To whom the land to be mortgaged/hypothecated – ICICI Bank Ltd.
 - (b) Type of document – Deed of hypothecation
 - (c) Amount of loan taken 109,00,00,000/- (One Hundred Nine Crores Only) balance as on 30/06/2017.
 - (d) Rate of Interest – Rate of Interest is as follows:-

Sl. No.	Type of loan	Amount of loan (in Cr.)	Rate of interest
1.	Term Loan	170	15.25% p.a. as on date linked to base rate
2.	Term Loan	20	9.15% and Spread is 5.45%. Hence, the current Applicable Rate is 14.60%.
3.	Term loan	25	OD = base rate + 5.5% p.a (i.e. 15.25% currently).
	Total	215	



(e) Term of Loan

Sl. No.	Type of loan	Amount of loan(in Cr.)	Term of loan
1.	Term Loan	170	24 Monthly Installments Commencing From February 15, 2016 to June 15, 2018
2.	Term Loan	20	5 monthly installments commencing from July 15, 2018 to November 15, 2018
3.	Term loan	25	5 monthly installments commencing from February 15, 2018 to June 15, 2018
	Total	215	

Copy of Hypothecation deed enclosed as follows:-

1. 11th March, 2014 (Loan for Rs. 170 cr.),
2. 5th June 2015 (Loan of Rs. 25 cr.) and
3. 28th June 2016 (Loan for Rs. 20 cr.).

