

Annexure-C

Particulars Of Security Charges

Bank Name: Allahabad Bank

Security Charge as per FORM C

Details of securities in M/S. Sel Manufacturing Co. Limited
As detailed in page No. 1 01 and 102 of Master Restructuring Agreement dated 30.09.2014 executed between CD and lenders.

Bank Name: Central Bank of India

Security Charge as per FORM C

The details of security available in the account M/S SEL Textiles Limited is as under:

Prime security:

Working capital:

1 pari-passu charge on the current assets of the company having Value of Rs 540.76 crores as per ABS 31.3.2017.

Term Loans:

1 pari-passu charge on the fixed assets of the company having value of Rs 1098.78 crores as per ABS 31.3.2017.

Collateral security:

Working capital:

1 pari-passu charge on the residual value of fixed assets of the company.

Term Loans•

pari-passu charge on the residual value of current assets of the company.

Guarantees:

1) Corporate Guarantee of M/S SEL Manufacturing Company Limited.

Bank Name: Corporation Bank

Security Charge as per FORM C

(A). Details of securities in M/S SEL Manufacturing Co. Ltd. :

All the securities stipulated for the consortium lenders in the CDR LOA ref. By CDR (SSA) /No.240/2014-15 dated 30.06.2014& as per our HO sanction dated 25.072014 as mentioned below:

1. For Working capital FB and NFB limits:

(a) First charge on the (both present and future) current assets of the company on pari-passu basis with lenders by way of hypothecation.
(b) Second charge on all the moveable fixed assets (present and future) of the company on pari-passu basis with lenders by way of hypothecation.

Second charge on all the immoveable fixed assets (land and building) of the company (present and future) on pari-passu basis with lenders by way of an equitable mortgage

2. For Term loans / WCTIJ Priority Loan FITLs limits:

(a) First charge on all the moveable fixed assets (present and future) of the company on pari-passu basis with the lenders by way of hypothecation.

(b) First charge on all the immoveable fixed assets (land and building) of the company on pari-passu basis with the lenders by way of an equitable mortgage.

(c) Second charge on the (present and future) current assets of the company on pari-passu basis by way of hypothecation.

3. Term Lenders and Working Capital Lenders have a pari-passu charges on the following properties: (a) Immoveable securities

a) Immoveable Properties:

Details of Property	Owner
1) Comm. Land and building at B-V443, Hazuri Road, Ludhiana measuring 155 S .Yds	Mrs. Sneha Lata Saluja
2) Land msg. 1023.59 sq. yds. At Vill. Bajra, Ludhiana	Mrs. Sneha Lata Saluja
3) Land msg. 1023.59 sq. yds. At Vill. Bajra, Ludhiana	Mrs .Ritu Saluja
4) Land msg. 700 sq.yds. at Rajpura Road, Vill. Prata Sin wala Ludhiana	Mr Neeraj Saluja
5) Commercial Land & Building at Rahon Road, Ludhiana msg. 1K 13M	M/S. Saluja Foundry & Allied Industries Thr

b) Collateral security of land measuring 5000 sq. yards situated at Village Jhande, Ferozpur Road, Ludhiana, Punjab and value estimated at Rs. 12.1 Crore, in the name of Mr.Neeraj Saluja

c) 100% Pledge of all the shares of the Borrower held by promoters and promoter group.

4. Personal Guarantees of all the promoters:-

Mr.Ram Saran Saluja, Mr. Neeraj Saluja, Mr. Dhiraj Saluja, Smt. Sneh Lata Saluja, Smt. Ritu Saluja, Smt. Rima Saluja.

securities

ough Mr. Ram Saran Saluja

Bank Name: Dena Bank

Security Charge as per FORM C

1. Sel Manufacturing Company limited has created first pari passu charge on entire fixed assets of the company present and future in favour of Dena Bank to secure the term loan of Rs. 1100000000.00(One hundred and ten Crores) under the Joint Deed of hypothecation agreement Dt .13.10.2011.(Chage created vide ROC ID 10321045).

2. Sel Manufacturing Company limited has created first pari passu charge on entire fixed assets of the company present and future including equitable mortgage of properties on [pari passu basis as per the agreement and second charge on the entire current assets of the company on pari passu basis as per the agreement Dt. 24.092014 in favour of Dena Bank to secure the term loan and FITL loans amounting to total of FRS. 1531900000.00(One hundred fifty crore and nineteen Lakhs) (Charge created vide ROC ID 10530318)

Security Valuation and Details as below:-

Prime Security

Existing	Value in Crore	Basis
TL - I TL II FITLL I FITL II FITL III Priority Loan and WCTL 1 st paripassu charge on all the immoveable and moveable fixed assets (present & future) of the company, including equitable mortgage on the land & Building	Total 2131.80 (Our share@4.85% is 103.39)	As per valuation report of Movable & Immovable Assets of

Security Details

Details of property	Value (in actual)	Valuation done by	Date of valuation	
Village Lal Kalan Chandigarh Road, Ludhiana in the name of SMCL	274206000	Daljith Raheja	15.03.2017	
Village Kubba, Chandigarh Road, Ludhiana in the name of SMCL	32798900	Daljith Raheja	15.03.2017	
Chandigarh Road, Ludhiana in the name of SMCL	469167000	Daljith Raheja	15.03.2017	
Plot No 106, Baddi (SFS), Industrial Area, Dist. Solan, Himachal Pradesh in the name of SMCL	13151900	Daljith Raheja	15.03.2017	
Plot No 706, Industrial area- A, R K Road, Ludhiana, Punjab in the name of SMCL	20581600	Daljith Raheja	15.03.2017	
Vill- Sekhon Majara, Rahon MACHiwara Road, Nawan Shehar, Dist.- Shaheed Bhagat Singh Nagar, Punjab in the name of SMCL	2725791000	Daljith Raheja	15.03.2017	
Plot No C 256-257, Phase VIII, Focal Point, Ludhiana Punjab	179205200	Daljith Raheja	15.03.2017	
Vill — Mehatwara, Dist- Sehore, MP in the name of SMCL	4936478300	Daljith Raheja	15.03.2017	
Plot No 274, Dhandari Khurd, GT Road, Ludhiana	109354900	Daljith Raheja	15.03.2017	
Plot No A-15, Phase VII, Focal Point, Ludhiana	136346000	Daljith Raheja	15.03.2017	
Doraha, Opp McDonald, GT Road, Ludhiana	83213300	Daljith Raheja	15.03.2017	

Plant and Machinery	12337701900	Daljit Raheja	15.03.2017
Total	21317996300		
our share @ 4.85%	1033922820		

Collateral Security

Nature of Security	Type of Charge	Value	Basis / Source
Existing & Proposed			
1 st parripassu charge on land & Building mentioned hereunder belongs to directors	Equitable Mortgage	7.40 (Our Share @	As per valuation
2 nd parripassu charge on Current assets of the company both present & future with Term lenders of the company.	2 nd charge	–	

Details of Collateral Property:-

Details of property	Owner	Value (in Actual.)	Valuation done by	Date of valuation	Mortgaged With
Comm Land and building at BV443, Hazuri Road, Ludhiana measuring 155 Sq.Yds	Sneh Lata Saluja	3060000	Daljit Raheja	15.03.2017	SBI (E-SBBJ)
Land msg. 1023.59 sq. yds. At Vill. Bajra, Ludhiana	Sneh Lata Saluja	18102000	Daljit Raheja	15.03.2017	SBI
Land msg. 1023.59 sq. yds. At Vill. Bajra, Ludhiana	Ritu Saluja	18102000	Daljit Raheja	15.03.2017	SBI (E-SBBJ)
Land msg. 700 sq.yds. at Rajpura Road, Vill. Pratap Singhwala Ludhiana	Neeraj Saluja	9520000	Daljit Raheja	15.03.2017	SBI (E-SBBJ)
Commercial Land & Building at Rahon Road, Ludhiana msg. 1K 13M	R.S.Saluja, Prop Saluja Foundry & Allied	6788100	Daljit Raheja	15.03.2017	SBI (E-SBBJ)
Land measuring 4840 yards at Village Jhande, Ludhiana, Punjab	Neeraj Saluja	18512900	Daljit Raheja	15.03.2017	SBI (E-SBBJ)
Total		74085000			
	Our share@3.24%	2400354			

Bank Name: EXIM Bank

Security Charge as per FORM C

A] Security for the Term Loan facility of 15.00 crore (allocated amount was 7.00 crore) prior to restructuring.

- a) Deed of Hypothecation of Movable Fixed Assets dated May 10, 2007 executed by the Company in favour of
- b) Deed of Guarantee dated March 29, 2007 executed by Ram Saran Saluja in favour of Exim Bank.
- c) Deed of Guarantee dated March 29, 2007 executed by Dheeraj Saluja in favour of Exim Bank.
- d) Deed of Guarantee dated March 29, 2007 executed by Neeraj Saluja in favour of Exim Bank.
- e) Deed of Guarantee dated March 29, 2007 executed by Reema Saluja in favour of Exim Bank.

B] Security package: for the Restructured Facilities as per the terms of the CDR

Pursuant to the terms and conditions set out in the MRA, the Following Security Documents were executed in favour of State Bank of Patiala Security Trustee on behalf of the CDR lenders including EXIM:-

- a) Deed of Hypothecation dated September 24, 2014 executed by the Company
- b) Memorandum of Entry dated September 24, 2014 read with Supplementary Memorandum of Entry also dated September 24, 2014 recorded by Allahabad Bank for mortgage by deposit of title deeds created by the Company over its properties admeasuring 6416.21 sq. yards (10 kanal 16 marlas) situate at B-29-1221/1-A/1 at Dhandari Khurd, Ludhiana, Punjab
- c) Memorandum of Entry dated September 24, 2014 along with recorded by State Bank of Patiala for mortgage by deposit of title deeds created by the Company over its properties situated at village Sekhonmajra, Punjab & Mehatwara, Madhya
- d) Memorandum of Entry dated September 24, 2014 recorded by Allahabad Bank for mortgage by deposit of title deeds created by the Company over its properties situate at Village Guradiyama and Village Mehatwara, Tehsil Ashtha, and Village Mehatwara, Tehsil Jawar, District Sehore, Madhya Pradesh
- e) Deed of Guarantee dated June 30, 2014 executed by Ram Saran Saluja
- f) Deed of Guarantee dated June 30, 2014 executed by Neeraj Saluja.
- g) Deed of Guarantee dated June 30, 2014 executed by Reema Saluja (through her Power of Attorney holder)
- h) Deed of Guarantee dated June 30, 2014 executed by Dheeraj,
- i) Deed of Guarantee dated June 30, 2014 executed by Ritu
- j) Deed of Guarantee dated June 30, 2014 executed by Sneh lata Saluja.
- k) Deed of Pledge dated September 24, 2014 executed by the aforesaid six guarantors and Shiv Narayan Investments Pvt. Ltd. for pledge of their respective shareholding in the share capital of the Company along with the Power of Attorney in favour of the Security Trustee
- l) Trust and Retention Account Agreement dated September 24, 2014 executed by the Company.
- m) Memorandum recorded by State Bank of Bikaner & Jaipur for mortgage by deposit of title deeds created by Snehlata Saluja over her properties situated at a) Factory Land & Building at Bajra Road, Rahon Road, Ludhiana, Punjab b) Commercial Land & Building at B-V-443, Hazuri Road, Ludhiana, Punjab;

- n)** Memorandum recorded by State Bank of Bikaner & Jaipur for mortgage by deposit of title deeds created by Neeraj Saluja over his properties situate at Plot No. 106, Industrial Area, Baddi, Himachal Pradesh, Plot No. 706 A, Industrial Area 'A', Extension, Ludhiana, Factory Land & Building measuring 61 K 13 M, 24 K 3.50 M and 82 K 13 M at village Lai Kalan, Chandigarh Road, Ludhiana, Land & Building measuring 160 kanal 15 Marla at Vilf. Shekhon Majra, Rahon Road, Nawan Sheher, Land & Building at C-256/257, Phase-VIII, Focal Point, Ludhiana,
- o)** Memorandum recorded by State Bank of Bikaner & Jaipur for mortgage by deposit of title deeds created by Ritu Saluja over her properties situate at Factory Land & Building at Bajra Road, Rahon Road, Ludhiana, Punjab.
- p)** Memorandum recorded by State Bank of Bikaner & Jaipur for mortgage by deposit of title deeds created by Ram Saran Saluja and deposit of title deeds created by Neeraj Saluja over his properties situate at village Jhande 605 sq. yards (Deed no 4103) and; village Jhande 71<-0M (Deed no 4110), Ludhiana, Punjab.
- q)** Memorandum recorded by State Bank of Bikaner & Jaipur for mortgage by deposit of title deeds created by Neeraj Saluja over his properties situated at Rajpura Road Ludhiana, Punjab.
- r)** Memorandum of Entry dated September 24, 2014 recorded by State Bank of Patiala for mortgage by deposit of title deeds created by Neeraj Saluja over his properties situate at village Jhande 605 sq. yards (Deed no 4103) and; village Jhande 71<-0M (Deed no 4110), Ludhiana, Punjab.
- s)** Revival Letter dated March 21, 2017 addressed to State Bank of Patiala the Lead Bank/Monitoring Institution by the Company and guarantors.

Estimated Value of the Aforementioned Security:

As per the Financial Creditor, herein i.e., Export-Import Bank of India, the estimated value of the aforementioned securities (as created for the benefit of the Financial Creditor pursuant to the terms of the MRA and the security

t) The particulars of the estimated valuation of the assets of the Corporate Debtor over which security has been created for the benefit of inter alia the Financial Creditor (as per the balance sheet provided in the Annual Report of the Corporate Debtor pertaining to the year 2016-17), provided herein above have been set out in the table annexed herewith as Exhibit-B.

u) As per the balance sheet provided in the Annual Report of the Corporate Debtor pertaining to the year 2016-17, total value of the current assets is 2,213.22 crore as on 31.03.2017.

Bank Name: Indian Bank		
Security Charge as per FORM C		
Securities:		
<p>1. Term Loans: RTL-1, RTL-2, WCTL, Priority Loan, FITL-I, FITL-2 and FITL-3 are secured by first pari-passu charge on all the immovable and movable fixed assets (present and future) of the Company and second pari-passu charge on the (present and future) current assets of the Company. (WDV Rs 2542.34 crores - WDV on 31.3.2013 as per ABS)</p> <p>2. Working Capital Facility: Working capital facilities is secured by first pari-passu charge on the (present and future) current assets of the Company and second paripassu charge on all the immovable and movable fixed assets (present and future) of the Company. (Rs.1990.04 crs as per ABS 31.3.2013)</p> <p>Besides Term Lenders and Working Capital Lenders are having pari-passu charge on the following properties</p>		
S.No.	Details of Property	Owner
1	Comm Land and building at B-V443, Hazuri Road, Ludhiana measuring 155 Sq.Yds	Mrs. Sneh Lata Saluja
2	Land msg. 1023.59 sq. yds. At Vill. Bajra, Ludhiana	Mrs. Sneh Lata Saluja
3	Land msg. 1023.59 sq. yds. At Vill. Bajra, Ludhiana	Mrs. Ritu Saluja
4	Land msg. 700 sq.yds. at Rajpura Road, Vill. Pratap Singh wala Ludhiana	Mr. Neeraj Saluja
5	Commercial Land & Building at Rahon Road, Ludhiana msg. 1K 13M	M/S Saluja Foundry & Allied Industry through Mr. Ram Saran Saluja
6	Promoters shall pledge their entire unencumbered shareholding (48275198 no of shares amounting to 14.57%) in favqur of the Consortium Lenders ("Term Lenders and Working Capital Lenders jointly") in demat form with voting rights. In case of issuance of fresh Equity Shares or similar instruments carrying voting rights, they would also be pledged in favour of the Consortium Lenders. Besides Promoters to give an undertaking to pledge the encumbered shares with the Consortium Lenders as and when they are released from encumbrance.	
7	Personal Guarantees of all the promoters — Mr. Ram Saran Saluja, Mr. Neeraj Saluja, Mr. Dhiraj Saluja, Smt. Sneh Lata Saluja, Smt. Ritu Saluja and Smt. Reema Saluja	
8	Collateral security of land measuring 5000 square yards and value estimated at Rs 12.10 crore, in the name of Mr. Neeraj Saluja, to be offered to the Consortium Lenders.	

Bank Name:Bank of Maharashtra
Security Charge as per FORM C
Details of securities mentioned on page no. 101 and 102 of Master Restructuring Agreement dated 30.06.2014.

Bank Name: Karur Vysya Bank**DETAILS OF ANY SECURITY HELD, THE VALUE OF THESE SECURITY, AND THE DATE IT WAS GIVEN)**

Account No.	Facility	Sanctioned	Date of security creation	Security	ROC CHG-2 details
Account No. GBOTERM142 720001		Rs.28.00 Crores	24-Sep-14	<p>Primary: First paripassu charge on all the immovable and movable fixed assets (present and future) of the Company and second pari-passu charge on the (present and future) current assets of the Company. Collateral:</p> <p>Comm Land and building at B-V443, Hazuri Road, Ludhiana measuring 155 Sq. Yds standing in the name of Mrs.SnehLataSaluja. Land msg. 1023.59 sq. yds. At Vill. Bajra, Ludhiana standing in the name of Mrs.SnehLataSaluja. Land msg. 1023.59 sq. yds. At Vill. Bajra, Ludhiana standing in the name of Mr.RituSaluja. Land msg. 700 sq.yds. atRajpura Road, Vill. PratapSinghwala Ludhiana standing in the name of Mr.NeerajSaluja. Commercial Land & Building at Rahon Road, Ludhiana msg. 1K 13M standing in name of M/S Saluja Foundry & Allied Industry' through Mr.Ram Saran Saluja. Collateral security of land measuring 5000 square yards and value estimated</p> <p>at Rs 12.10 crore, the name Mr.NeerajSaluja, shall be offered the Consortiu Lenders. However this collateral only be available Lenders taking proportionate as per Package.</p>	10530318 dated 15.11.2014. (Outstanding under CDR scheme)

The date of charge creation in ROC for TL of Rs.30.00 Crores is dated 11.112010 and date of security creation is 13.092010

Bank Name: Punjab & Sindh Bank
Security Charge as per FORM C
As per Master Restructuring Agreement dated Page no.101,102

Bank Name:SBI
Security Charge as per FORM C
As mentioned on 101,102 Page of MRA Dated 30 June 2014 (Property related to KUDU Industries is exclusively charged to SBP(now SBI)

Bank Name: SBER Bank

Security Charge as per FORM C

Details of Security existing as on date:

- 1) First Pari-Passu charge on the present and future assets of the company for value not less than Rs.2,70,00,000
- 2) Pari-Passu second charge on the movable and immovable fixed assets of the company for value not less than Rs.3,20,00,000
- 3) Personal Guarantee of Ram Saran saluja , Neeraj Saluja , Dhiraj Saluja , Sneh Lata Saluja , Ritu Saluja , Reema Saluja ,

Date of creation of security: Deed of hypothecation dated 04.10.2013.

Valuation of secured asset: Not Available

Bank Name:UCO Bank

Security Charge as per FORM C

As detailed in page No. 101 and 102 of Master Restructuring Agreement dated 30.09.2014 executed between CD and lenders.

As detailed in pages No. 76 and 77 of Master Restructuring Agreement dated 30.06.2014 and pages No.9 & 10 of the Supplementary to Master Restructuring Agreement executed between CD and lender On 04-02-2015.

Bank Name:Union Bank of India

Security Charge as per FORM C

Pari Passu charge over all the mortgaged properties (Mortgage created & original document held with SBI as a lead as well as trusty bank for entire consortium member bank, copy for the same already been submitted by SBI as lead bank to you) & also on entire current assets of the Company and entire movable & immovable fixed assets as offered prime as well as collateral security for the credit facilities granted.

Value of the assets(Balance Sheet Value as on 31.03.2017)

Current assets Rs 2213.21 crore

Fixed Assets Rs 1755.99 crore .

Bank Name:Phoenix Bank	
Security Charge as per FORM C	
Movables	
<u>Securities for RTL-I, RTL-II, WCTL, Priority Loan, FITL-I, FITL-2 and FITL-3</u>	
Hypothecation of all immovable and movable fixed assets (present and future) of the Borrower on first pari-passu charge with Lenders.	
Hypothecation of entire current assets (both present & future) of the Borrower on second pari passu charge basis with the Lenders.	
<u>Securities for Working Capital Facility</u>	
Hypothecation of entire current assets (both present & future) of the Borrower on first pari passu charge basis with the Lenders.	
Hypothecation of all immovable and movable fixed assets (present and future) of the Borrower on second pari-passu charge with Lenders.	
100% pledge of share held by promoters as per the details mentioned below:	
Name of Promoter	No. of shares pledged
Sh. Ram Saran Saluja	4621505
Sh. Neeraj Saluja	9871510
Ms. Sneh Lata	4621510
Smt. Ritu Saluja	4621506
Sh. Dhiraj Saluja	8371506
Smt. Reema Saluja	4621507
Shiv Narayan Investments Private Limited	15546154
Total	52275198
<u>First Pari Passu Charge on the below mentioned immovable properties</u>	
measuring 61 Kanal 13 Marla situated at Village Lal Kalan, Chandigarh Road, Ludhiana, Punjab in the name of the Borrower	
(ii) Land measuring 24 Kanal 3.50 Marla situated at Village Kuba, near Chandigarh Road, Ludhiana, Punjab in the name of the Borrower	
(iii) Land measuring 82 Kanal situated at Village Lal Kalan, Chandigarh Road, Ludhiana, Punjab in the name of the Borrower	
(iv) Land and Building at 106, Industrial Area Baddi, Himachal Pradesh in the name of the Borrower	
(v) Land and building measuring 1001 sq. yds. at 706A, Industrial Area A Ludhiana (Punjab) (1001 sq. yds.) in the name of the Borrower	
(vi) Land measuring 160 Kanal 15 Marla situated at Village Sekhon Majra Rohan Road, Distt. Nawan Shahr in the name of the Borrower	
(vii) Land and Building measuring 12384 sq. yards at C-256257, Phase VIII Focal Point, Ludhiana, Punjab in the name of the Borrower	
(viii) Land measuring 167 Kanal 2 Marla situated at Village Sekhon Majra, Rahon Road, Tehsil & District Nawan Shahr in the name of the Borrower	
(ix) Land measuring 80 Kanal 17 Marla situated at Village Sekhon Majra, Rahon Road, Tehsil & District Nawan Shahr, in the name of Borrower	
(x) Land measuring 126.28 Acres situated at Village Mehatwada, Tehsil Aasta, District Sihor, M.P. in the name of the Borrower	
(xi) Land measuring 110.18 Acres situated at Village Mehatwada, Tehsil Aasta, District Sihor, M.P. in the name of the Borrower	
(xii) Commercial land and building at B-V-443, Hazuri Road,	
(xiii) Ludhiana measuring 155 sq. yds., in the name of Mrs. Sneh Lata Saluja	

(xiv) Land measuring 1023.59 sq. yds., situated at Village Bajra, Ludhiana, Punjab in the name of Mrs. Sneh Lata Saluja

(xv) Land measuring 1023.59 sq. yds., situated at Village Bajra, Ludhiana, Punjab in the name of Mrs. Ritu Saluja

(xvi) Land measuring 700 sq. yds., situated at Rajpura Road, Village Pratap Singhwala, Ludhiana, Punjab in the name of Mr. Neeraj Saluja Commercial building/property constructed on Land measuring I Kanal 13 Marla situated at Village Rahon Road, Ludhiana, Punjab in the name of M/S Saluja Foundry & Allied Industries through its Proprietor Shri R.S. Saluja

(xvii) Land measuring 5000 Sq. yards situated at village Jhande, Firozpur Road, Ludhiana, Punjab in the name of Mr. Neeraj Saluja

(xviii) Property No. B-29-1221/I-A/I measuring 6416.21 sq. yards (10 Kanal 16 Marlas) out of Khasra no. 274, Khata no. 197/236 Jamabandi 2001-2002 situated at Dhandari Khurd hadbast 242, Dist. Ludhiana

(xix) Land measuring 21.98 Acres in various Khasra no. at village Guradiyamanda, Tehsil Ashtha in the name of the Borrower

Personal Guarantee:

Mr. R.S. saluja

Mr. Neeraj Saluja

Mr. Dheeraj Saluja

Mrs. Sneh Lata Saluja

Mrs. Ritu Saluja

Mrs. Reema Saluja

Bank Name:United Bank of India	
Security Charge as per FORM C	
Term Loans: RTL-1 and Fitl-1 shall be secured by first pari passu charge on all the movable and immovable fixed assets(present and future of the company and second pari passu charge on the present and future current assets of the company.	
Working Capital Facility: Working Capital Facility shall be secured by first pari passu charge on the present and future current assets of the company and second pari passu charge on the immovable property of the company.	
Pari passu charge on the following properties:-	
Owner	Owner
1) Comm. Land and building at BV-443 measuring 155 sq. feet yds.	Smt. Sneh Lata Saluja
2) Land measuring 1023.59 sq. yds. At Bajra Ludhiana	Smt. Sneh Lata Saluja
3) Land measuring 1023.59 sq. yds. At Bajra Ludhiana	Smt. Ritu Saluja
4) Land measuring 700 sq yds at Rajpura Road, Ludhiana	Mr. Neeraj Saluja
5) Comm. Land and building at Rahon Road, Ludhiana IK 13M	M/S. Saluja Foundry & Allied Industry through R.S. Saluja
Additional Security:- Collateral Security of Land measuring 5000 sq yds and value estimated at Rs.12.1 Crore in the name of Mr. Neera Saluja . However this collateral shall only be available to lenders taking their proportionate share as package . Promoters shall pledge their entire unencumbered shareholding i.e. 48275198 no. of shares amounting to 14.57% in favour of consortium lenders in demat form with voting rights . In case of issuance of fresh equity shares or similar instruments carrying voting rights they would be pledged in favour of the consortium lenders .However the promoters to give an undertaking to pledge the unencumbered shares as and when they are released from encumbrance.	
Personal Guarantee of all the promoters as follows:- 1) Mr. Ram Saran Saluja 2) Mr. Neeraj Saluja 3) Mr. Dhiraj Saluja 4) Smt. Sneh Lata Saluja 5) Smt. Reema Saluja 6) Smt. Ritu Saluja	

Bank Name:PNB

Security Charge as per FORM C

Security of SEL Manufacturing Company Limited

ANNEXURE 1

a) Primary:

	Description	Nature of Charge
Working Capital	Working capital facilities shall be secured by first pari-passu charge on the (present and future) current assets of the Company and second pari-passu charge on all the immovable and movable fixed assets (present and future) of the Company	1 st Pari passu charge on current assets of the company with other consortium members . 2nd pari-passu charge on all the immovable and movable fixed assets (present and future) of the Company.
All Term Loans/ WCTUFITL	Term Loans shall be secured by first pari-passu charge on all the immovable and movable fixed assets (present and future) of the Company and second pari-passu charge on the (present and future) current assets of the Company	1 Pari passu charge with other consortium members on all the immovable" and movable fixed assets 2 pari-passu charge on the (present and future) current assets of the Company.

Description	Owner	EM created with which Bank
1) Land msg. 61K 13M at Vill. Lal Kalan, Chandigarh Road, Ldh.	Company SMCL	SBBJ
2) Land msg. 24K 3.50M at Vill. Kuba, Chandigarh Road, Ludhiana	Company	SBBJ
3) Land ms . 82 Kanals at ath Road Ldh.	Company	SBBJ
4) Land & Buildin at 106 Industrial Area Baddi	Company	SBBJ
5) Land & Building at 706A, Industrial Area, Ludhiana msg.	Company	SBBJ
6) Land measuring 160 K 15 M at Vill. Sekhon Majra, Rahon Road, Tehsil. & Distt. Nawan Shahar, (Sale deed bearing vasika no. 6115, 740, 6098, 6099, 6114 & 2804 dt.30.03.2007, 14.052007, 29.03.2007, 29 03 2007	Company	SBBJ
7) Land & Building at C-256-257, Phase Vill, Focal Point, Ludhiana.	Company	SBBJ
8) Land & Building at 274, G.T. Road, Dhandari Kalan, Ldh.	Company	Allahabad Bank
9) Land measuring 16 / K 2 M at Vill. Sekhon Majra, Rahon, Road, Tehsil. & Distt. Nawan Shahar, (Sale deed bearing vasika no. 1919 & 3534 dt. 28.07.2009 & 30 09 2007	Company	SBOP
10) Land measuring 80 K 17 M at Vill. Sekhon Majra, Rahon Road, Tehsil. & Dist. Nawan Shahar, (Sale deed bearing vasika no. 649 & 2082 d. 15.07.2009 & 01.08.2008	Company	SBOP
11) Land measuring 80 K 17 M at Vill. Sekhon Majra, Rahon Road, Tehsil. & Dist. Nawan Shahar, (Sale deed bearing vasika no. 649 & 2082 d. 15.07.2009 & 01.08.2009	Company	SBOP

12) Land measuring 110.18 acres at Vill-Mehatwada, Tehsil Aasta, Distt. Sihour (MP.) Company

Alahabad Bank

a) COLLATERAL: Term Lenders and Working Capital Lender shall have pari passu charge

Description	Ownership	EM created with which Bank
1) Comm Land and building at B-V443, Hazuri Road, Ludhiana measuri 155 S .	Sneha Lata Saluja	SBBJ
2) Land ms . 1023.59 located at Vill Bajra Ludhiana	Sneh Lata Saluja	SBBJ
3) d ms . 1023.59 located at Vill Bajra Ludhiana	Ritu Saluja	SBBJ
4) Land msg. 700 sq.yds. at Rajpura Road, Vill. Pratap Sin hwala Ludhlana	Neeraj Saluja	SBBJ
5) Commercial Land & Bulding at Rahon Road, Ludhlana msg. 1K 13M	RS Saluja, Prop	SBBJ
	Saluja Foundry &	
	Allied Indust	

Additional Collateral Security:

Collateral security of land measuring 5000 square yards situated at Village Jhande, Firozpur Road, Ludhiana, Punjab, in the name of Mr. Neera] Saluja, offered to the Consortium Lenders as per LOA.

V) OTHER COMFORTS (Working Capital/all Term loans):

a) Personal Guarantee:-

- 1) R.S.Saluja
- 2) Neeraj Saluja
- 3) Smt. Sneh Lata Saluja
- 4) Smt. Ritu Saluja
- 5) Smt. Reema Saluja
- 6) Dhiraj Saluja

ANNEXURE 2

a) PRIMARY :-

Description	Nature of Charge
Working Capital	
Working capital facilities shall be secured by first pari-passu charge on the (present and future) current assets of the Company and second paripassu charge on all the immovable and movable fixed assets (present and future) of the Company	1 st Pari passu charge on current assets of the company with other consortium members
Pledge of entire promoters' and promoter group shareholding (However, this condition is not complied due to the fact the SEL Manufacturing company is holding 100% shareholding of SEL Textiles Ltd and bankers of	2 nd pari-passu charge on all the immovable and movable fixed assets (present and future) of the Company
All Term Loans/WCTUFITL	
Term Loans shall be secured by first pari-passu charge on all the immovable and movable fixed assets (present and future) of the Company and second pari-passu charge on the (present and future) current assets of the Company	1 st Pari passu charge with other consortium members on all the immovable and movable fixed assets
	2 nd pari-passu charge on the (present and future) current assets of the Company

b) COLLATERAL: NIL

c) OTHER COMFORTS (Working Capital all Term loans):

Personal Guarantee:

Name

1. R.S. Saluja
2. Neeraj Saluja

3. Smt. Snehlata Saluja
4. Smt. Ritu Saluja
5. Smt. Reema Saluja
6. Dhiraj Saluja

Bank Name:Indian Overseas Bank

Security Charge as per FORM C

All the securities stipulated for the term lenders in CDR LOA Ref.by CDR(SSA) as mentioned below

Working Capital Limits:

Working Capital facilities shall be secured by first pari passu charge on the present and future current assets of the company and second pari passu charge on the immovable and movable fixed assets.

Term Loans:-

Shall be secured by first pari passu charge on all the immovable and movable fixed assets present and future of the company and second pari passu charge on the present and future and present current assets of the company.

Term lenders and Working capital lenders shall have pari passu charge on the following properties.

Details of Property	Owner	Date of valuation	Mortgaged with
Comm. Land and building at BV-443 measuring 155 sq yds	Sneh Lata Saluja	01.05.2013	SBBJ
Land msg. 1023.59 sq yds at Vill Bajra Ludhiana	Sneh Lata Saluja	01.05.2013	SBBJ
Land msg. 1023.59 sq yds at Vill Bajra Ludhiana	Ritu Saluja		SBBJ
Land msg. 700 sq yds at Rajpura Ludhiana	Neeraj Saluja	07.05.2013	SBBJ
Comm. Land and building at Rahon Road msg.1K 13M	R.S. Saluja,Prop Saluja Founder & Allied Industry	01.05.2013	SBBJ

Promoters shall pledge their entire unencumbered shareholding in faviur of Consortium lenders in demat form with voting rights.In case of fresh issuance of equity shares or similar instuments carrying voting rights, they would be pledged in favour of consortium lenders.

Personal Guarantees of all the promoters-Mr.R.S.Saluja,Mr.Neeraj Saluja,Mr.Dhiraj Saluja,Smt.Sneh Lata Saluja,Smt.Ritu Saluja,Smt.Reema Saluja.

Collateral security of land measuring 5000 sq yds and value estimated at Rs.12.1 Crore,in the name of Mr.Neeraj Saluja.

Bank Name:Vijaya Bank

Security Charge as per FORM C

Prime Security:

Existing	Value	Basis
Term Loan and FITL 1 Pari passu charge on all the immovable and moveable fixed assets present and future of the company, ncluding equitable mortgage on the land and building of company.	Total -2131.8(Our share is 0.22%)	As per valuation report of movable and

Security Details:

Details of Property	Value in Cr.	Valuation done by	Date of valuation
1) Village Lal Kalan Chandigarh Road,Ludhiana in the name of SMCL	274206000	Daljit Raheja	15.03.2017
2) Village Kubba,Chandigarh Road,Ludhiana in the name of SMCL	32798900	Daljit Raheja	15.03.2017
3) Chandigarh Road,Ludhiana in the name of SMCL	469167000	Daljit Raheja	15.03.2017
4) Plot no.106,Baddi,SFS,Industrial Area, Himachal Pradesh in the name of SMCL	13151900	Daljit Raheja	15.03.2017
5) Plot no.706,Industrial Area -A,R K Road,Ludhiana,Punjab in the name of SMCL	20581600	Daljit Raheja	15.03.2017
6) Village-Sekhona Majra,Rahona Machiwara Road,Nawana Shehar, Punjab in the name of SMCL	2725791000	Daljit Raheja	15.03.2017
7) Plot No.C-657 ,Ludhiana Punjab	179205200	Daljit Raheja	15.03.2017
8) Village-Mehatwara,In the name of SMCL	4936478300	Daljit Raheja	15.03.2017
9) Plot NO.274 Dhandharikhurd GT Road,Ludhiana	109354900	Daljit Raheja	15.03.2017
10) Plot no.A-15,Phase VII Focal Point,Ludhiana	136346000	Daljit Raheja	15.03.2017
11) Doraha,Opp McDonald,GT Road,Ludhiana	83213300	Daljit Raheja	15.03.2017
12) Plant and Machinery	12337701900	Daljit Raheja	15.03.2017
Total	21317996300		
Our Share @.22 %	46899591.86		

Collateral Security

Nature of Security

Existing and Proposed

Collateral security of a land measuring 5000 sq yds and value esimated at Rs.12.1 Crore in the name of Mr.Neeraj Saluja shall be offered to the Consortium Lenders.

Details of Collateral Property:

Details of Property	Owner	Value in Cr.	Valuation Done by	Mortgaged with
Comm. Land and building at BV-443 measuring 155 sq yds	Sneh Lata Saluja	3060000	Daljit Raheja	SBI(SBBJ)
Land msg. 1023.59 sq yds at Vill Bajra Ludhiana	Sneh Lata Saluja	18102000	Daljit Raheja	SBI(SBBJ)
Land msg. 1023.59 sq yds at Vill Bajra Ludhiana	Ritu Saluja	18102000	Daljit Raheja	SBI(SBBJ)
Land msg. 700 sq yds at Rajpura Ludhiana	Neeraj Saluja	9520000	Daljit Raheja	SBI(SBBJ)
Land measuring 4840 yard at vill-Jhande,Ludhiana	Neeraj Saluja	18512900	Daljit Raheja	SBI(SBBJ)
Land measuring 4840 yard at vill-Jhande,Ludhiana	Neeraj Saluja	18512900	Daljit Raheja	SBI(SBBJ)
Total		74085000		
Our share @.22 %		162987		