

Form CHG-7

REGISTER OF CHARGES

{Pursuant to Section 85 of Companies Act, 2013 and sub – rule (1) of Rule 10 of the Companies (Registration of Charges) Rules, 2014}

Name of the Company:	MAGNA ELECTRO CASTINGS LIMITED
Registered Office Address:	OLD NO 62 NEW NO.43 BALASUNDARAM ROAD, COIMBATORE - 641018
CIN Number:	L31103TZ1990PLC002836

S. No.	Charges ID/Date of Registration of Creation of Charge	Date of Creation of Charge or Date of Acquisition of Property Subject of Charge/ Description of the Instruments Creating the Charge	Short Description of the Property Charged	Period and Amount Secured by the Charge	Name and Addresses of the Charge Holder	Particulars of the Terms and Conditions of the Charges	Description of the Instruments Modifying the Charge / Date of Modification of charge	Date of Registration of Modification of Charge	Particulars of Modification	Date of Satisfaction/ Date of Registration of Satisfaction	Facts and Date of Condonation of Delay if any	Reasons for Delay in Filing for Registration of Creation, Modification or Satisfaction of the Charge, if any
1	2	3	4	5	6	7	8	9	10	11	12	13
1	90008366	26/03/1996			UNION BANK OF INDIA UMFB Branch, 1604 Trichy Road, Coimbatore, Coimbatore, Coimbatore South, Tamil Nadu, India, 641018		21/05/2024	19/06/2024	The overall existing credit limit has been increased from Rs. 20.25 crores to Rs. 35.25 crores by availing Term Loan facility of Rs. 15.00 crores			

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1	2	3	4	5	6	7	8	9	10	11	12	13
1	90008366	26/03/1996			UNION BANK OF INDIA UMFB Branch, 1604 Trichy Road, Coimbatore, Coimbatore, Coimbatore South, Tamil Nadu, India, 641018 (Erstwhile Corporation Bank)		23/03/2023	21/04/2023	The overall existing credit limit has been reduced from Rs. 21.25 Crores to Rs. 20.25 Crores due to the expiration of tenure of Bank Guarantee of Rs. 1 Crore with effect from 31.05.2019. Execution of inter-se agreement between Union Bank of India (erstwhile Corporation Bank) and Axis Bank to define their rights with regard to the facilities provided by them, inter-se in the same proportion to their respective outstandings in the said facilities. Paripassu first charge on the entire current assets and unencumbered fixed assets of the company (both present and future) in favour of Union Bank of India (erstwhile Corporation Bank) and Axis Bank Limited for securing the credit facilities of Rs.20.25 Crores.			
							31/03/2023	26/05/2023	The existing overall credit limit of Rs.20.25 Crores has been additionally secured by creating Equitable mortgage on the land by Memorandum of Deposit of Title Deeds comprising to a total extent of 2.21 acres and 2.29 acres located in various survey numbers at 34/1, 35/1A at Mullupadi Village, Kinathukadavu Sub-Registration District, Kinathukadavu Taluk, Coimbatore Registration District and exclusive charge on land comprising to a total extent of 4.27 acres located in survey numbers at 149/A3 at Ganapathipalayam Village, Udumalpet Sub-Registration District, Udumalpet Taluk, Tiruppur Registration District and also an extent of 2.50 acres located in re-survey number at 409/3 at Kottathurai Village, Keeranur Sub-Registration District, Palani Taluk, Palani Registration District.			

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1	2	3	4	5	6	7	8	9	10	11	12	13
1	100477824	06/08/2021			Axis Bank Limited CCSU Coimbatore 1133,1135-1136, Avinashi Road, P N Palayam Coimbatore- 641662		23/03/2023	21/04/2023	Execution of inter-se agreement between Union Bank of India (erstwhile Corporation Bank) and Axis Bank to define their rights with regard to the facilities provided by them, inter-se in the same proportion to their respective outstandings in the said facilities. Paripassu first charge on the entire current assets and unencumbered fixed assets of the company (both present and future)in favour of Union Bank of India (erstwhile Corporation Bank) and Axis Bank Limited for securing the existing credit facilities of Rs. 5 Crores.			
							31/03/2023	20/05/2023	The existing overall credit limit of Rs.5 Crores has been additionally secured by creating paripassu charge through Equitable mortgage on the land by Memorandum of Deposit of Title Deeds comprising to a total extent of 2.21 acres and 2.29 acres located in survey numbers at 34/1, 35/1 A at Kinathukadavu Sub-Registration District, Kinathukadavu Taluk, Coimbatore registration district.			

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1	2	3	4	5	6	7	8	9	10	11	12	13
1.	100477824	06/08/2021 Deed of Hypothecation	Hypothecation of entire current assets of the Company on pari-passu with Union Bank of India both present and future. Pari-passu charge on entire unencumbered fixed assets of the Company both present and future with Union Bank of India. Paripassu charge on Industrial Land of 8.01 acres and land buildings with Union Bank of India	Rs.5,00,00,000	Axis Bank Limited CCSU Coimbatore 1133,1135-1136, Avinashi Road,P N Palayam Coimbatore- 641662							
							Inter-se Agreement (Multiple Banking Arrangement) dated 23 rd March 2023. 23/03/2023	21/04/2023	Execution of inter-se agreement between Union Bank of India (erstwhile Corporation Bank) and Axis Bank to define their rights with regard to the facilities provided by them, inter-se in the same proportion to their respective outstandings in the said facilities. Paripassu first charge on the entire current assets and unencumbered fixed assets of the company (both present and future) in favour of Union Bank of India (erstwhile Corporation Bank) and Axis Bank Limited for securing the existing credit facilities of Rs. 5 Crores.			
2.	10384366 06/11/2012	19/10/2012 Letter from Party to Bank confirming Extension of Equitable Mortgage	In Palani Registration District, Keeranur Sub Registration District, Palani Taluk, Thalayuthu Village, S.F.No 116/1 A Punjai Hectare 0.15.5 (or) Punjai Acre 0.38, of lands and S.F. No. 116/1B Punjai Hectare 0.84.5 (or) Punjai Acre 2.09, of lands	14,38,27,000	Indian Bank, Coimbatore Main Branch, Coimbatore – 641001		29/10/2013 Letter from Party to Bank confirming Extension of Equitable Mortgage	06/12/2013	Extension of Equitable Mortgage on immovable properties (as described in the Letter from Party to Bank confirming Extension of Equitable Mortgage) continue to operate as an additional security for further advances made or to be made or facilities granted or to be granted upto maximum of 1556.29 Lakhs	07/10/2021 28/10/2021		

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			total extent of Punjai Hectare 1.00.0 (or) Punjai Acre 2.47 of land and all rights of way and all other appurtenances attached therewith.						availed by the Company.			
3.	10384363 06/11/2012	19/10/2012 1. Agreement of Hypothecation of Movables. 2. Medium Term Loan Agreement.	Goods, Produce, Merchandise, Stock Stored or to be Stored from time to time in premises at SF No 34 & 35/1 part, 36/4 part of Mullipadi Village, Thamarakulam (Po), Pollachi (TK) Coimbatore (Dt), Plant and Machinery existing and to be purchased out of the proposed Term Loan, Book debts, Renewables and other claims as per audited Balance Sheet as on 31.03.2012.	3,20,00,000	Indian Bank, Coimbatore Main Branch, Coimbatore – 641001					02/07/2018/ 09/07/2018		
4.	10339738 08/03/2012	21/02/2012 1. Agreement of Hypothecation of Movables 2. Agreement for Bills Purchased 3. Agreement For Hypothecation of Goods Received Under Advance Payment Guarantee/LCs Etc.	Goods, Produce, Merchandise, Stock Stored or to be Stored from time to time in premises at SF No 34 & 35 part, Coimbatore pollachi main Road, Mullipadi Village, Tamarakulam (Po), Pollachi (TK) Vehicles of Rs.26,78,216, Plant and Machinery(Existing and to be purchased) - Rs.21,36,55,830 and Book Debts, Receivables Other Claims.	11,25,00,000	Indian Bank, Coimbatore Main Branch, Coimbatore – 641001		10/04/2012 Letter from Party to Bank confirming Extension of Equitable Mortgage 29/10/2013 Agreement of Hypothecation of Movables	26/04/2012 06/12/2013	The charges on the immovable properties (as described in the agreement relating to deposit of title deeds) of the company operates as an additional security for further advances made or to be made or facilities granted or to be granted up to maximum of Rs.11.72 Crores availed by the Company. There is no change in the overall credit limit of Rs.11.25 Crores, the modification is necessitated for permitting interchange ability between Term PC/FBN/FBP to OCC (one way only) for Rs.5.00 Crores.	07/10/2021 28/10/2021		
5.	10229301 28/07/2010	18/06/2010 Agreement For Term Loan	Primary Security: Exclusive charge on the Windmill, Building and Plant & Machineries to be financed under this Term Loan. Collateral Security: Continuing first charge on the movable and immovable fixed assets of the company (excluding assets specifically charge to Indian Bank and Vehicles acquired under HP Loan) and entire inventories, receivables and other chargeable current assets of the Company.	5,50,00,000	Corporation Bank, Industrial Finance Branch, 1604, Trichy Road, Coimbatore- 641018		13/12/2010 Memorandum of Deposit of Title Deeds dated: 13/12/2010	03/03/2011	Equitable Mortgage on 2.50 acres on the southern side including the 800 KW Enercon make Windmill installed thereon with Transformer, Accessories with all rights there to in sub division No. 409/3 in Re-Survey No. 409 in Palani Registration District, Keeranur Sub-Registration District, Palani Taluk, Kottathurai Village.	02/12/2015		

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6.	90008674 11/05/1999	22/03/1999 a. Unattested deed of hypothecation of movables dated 22 nd March 1999 b. No instrument; Extension of Equitable Mortgage by deposit of title deed dated 22 nd March 1999	(a) Movables already purchased and possessed by company: sole I charge on the existing fixed assets of the company. Movable to be purchased: All kinds of goods to be purchased / imported out of the LCs established. (b) Properties situate at G.S. No. 34 & 35 at Mullipadi Village, Tirupur Registration District to an extent of about 4.50 acres	1,00,00,000	Corporation Bank, Industrial Finance Branch, 1604, Trichy Road, Air India building, Coimbatore-641018	Interest @ 16% p.a. + interest tax being 4% p.a. + interest tax over and above the Bank Prime Lending Rate (PLR), which is 12.00% p.a. (b) In case of any sums due is/are not paid, the Bank shall bear overdue interest @ 18% p.a. + interest tax or at such other date as may be fixed by the Bank from time to time. (c) The charge operates as security for the due repayment by the Company to the Bank until all the liabilities arising out of such facilities are paid in full with interest thereon.	09/09/1999 a. Letter from the Bank b. F 35(C) common deed of hypothecation of movable/ assets/ debts both dated 09 th September 1999	11/09/1999	(a) The amount secured by the charge for covering Inland/Import letter of credit limit of Rs. 100 Lakhs has been reduced to Rs. 50 Lakhs due to reduction in the said limit. (b) The reduced limited is also secured by all movables existing and future including plant and machinery, raw materials, semi-finished goods, consumables, debts and other assets, etc.,			
							03/03/2004 a. Common deed of hypothecation of Movables/ assets/ debt dated 03 rd day of March 2004 b. Extension of equitable mortgage dated 03 rd day of March 2004	22/04/2004	a. Pursuant to the execution of the aforesaid agreements and extension of equitable mortgage, the inland / import LC secured by the existing charge on – 1. Stocks to be procured under the LC, to be opened from time to time and general stocks and books debts and also other movables like machineries and equipments, stores and accessories (excluding the machineries/ assets financed under a term loan from Indian Bank) 2. Immovable properties of the company situate at Mullipadi Village in Tirupur Regn. Dist at GS. No. 34 and 35 admeasuring 4.50 acres (b) Rate of Interest is at 13.50% p.a. being 3% over and above the Bank's PLR, which			

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									<p>is 11.50% p.a. at present or at such lending rate the bank may determine to charge from time to time.</p> <p>(c)The hypothecation movables and all the sales realisation and insurance proceeds shall be held as Bank's exclusive property and the company shall not create any charge, mortgage, lien or encumbrance affecting the same or any part thereof.</p> <p>(d) The company shall permit the Bank or its officers, managers servants and agents from time to time to enter upon and remain in the premises wherein the movables or any part thereof may for the time being be and to view, inspect and to value the same and take possession thereof and render all facilities as may be required by the Bank</p> <p>(e) The company shall insure all the hypothecated assets against all risks.</p> <p>(f) The Bank shall be entitled to take possession of the hypothecated movables (other than debts)/ book accounts without intervention of court at the company's risk by appointing a receiver and/ or by entering into the premises /properties and remaining therein where the movable or part thereof or book of accounts are kept / found lying and shall sell the movable / book debts by public auction or private contract or otherwise where the hypothecated movables/ book of accounts or part thereof are kept or at any other place, if the company default in terms of these presents and other security documents.</p> <p>(g) The company declares that all the hypothecated movables are the absolute properties and are the sole disposal of the company and free from any prior charge or encumbrance</p> <p>(h) The company shall not without the permission of the bank in writing sell or otherwise part with hypothecated movables or any of them.</p> <p>(i) The charge operates as security for the due repayment of all liabilities in respect of the aforesaid limit including costs, charges and expenses and all other monies due to the Bank under the</p>			

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							<p>a. Common Deed of Hypothecation of Movables/Assets/ Debts dated 15th June 2004.</p> <p>b. Extension of equitable mortgage on 15th June 2004.</p> <p>Dt:15/06/2004</p>	09/08/2004	<p>aforesaid agreement.</p> <p>a. Pursuant to the execution of the aforesaid agreement and extension of equitable mortgage, the Inland/Import LCs secured by the existing charge on –</p> <p>1. Stocks to be procured under the LC, to be opened from time to time and general stocks and book debts and also other movables like machineries and equipments, stores and accessories (excluding the machineries/assets financed under the Term Loans from Indian Bank).</p> <p>2. Immovable properties of the Company situate at Mullipadi Village in Tirupur Regn, District at GS. Nos 34 and 35 admeasuring 4.50 acres:</p> <p>Stands enhanced from the existing limit of Rs. 200 lakhs to Rs.300 lakhs.</p> <p>b. Rate of interest is at 13.50% p.a. being 3.00% over and above the Bank's COBAR which is 10.50% p.a. at present or at such lending rates the Bank may determine to charge from time to time.</p>			
						<p>a. Common Deed of Hypothecation of Movables/Assets/Debts dated 31st March 2005.</p> <p>b. Extension of equitable mortgage: Letter of continuity dated 31st March 2005.</p>		20/04/2005	<p>Pursuant to the execution of the aforesaid agreement and extension of equitable mortgage, the Inland/Import LCs secured by the existing charge on ---</p> <p>1. Stocks to be procured under the LC, to be opened from time to time and general stocks and book debts and also other movables like machineries and equipments, stores and accessories (excluding the machineries/assets financed under the Term Loans from Indian Bank).</p> <p>2. Immovable properties of the Company situate at Mullipadi Village in Tirupur Regn. District at GS. Nos 34 and 35 admeasuring 4.50 acres:</p> <p>Stands enhanced from the existing limit of Rs.300 lakhs to Rs.400 lakhs.</p>			

[illegible]

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							<p>All dated 9th September 1999.</p> <p>a. Common Deed of Hypothecation of Movables/Assets/Deb ts [Form No. 35 (C)].</p> <p>b. S4- Export Credit Agreement (F-1062).</p> <p>c. Agreement for Inland Foreign Bills (F-246).</p> <p>d. No instruments; Extension of equitable mortgage</p> <p>All dated 21st Day of August 2000</p>	<p>20/09/2000</p>	<p>a. Pursuant to the execution of the above, the amount secured by the existing charge on</p> <p>i) all goods to be exported and document of title to goods and goods covered by such documents;</p> <p>ii) all movables, assets and debts including items of plant and machinery;</p> <p>iii) immovable property situated at Survey No.G.S.34 & 35 at Mullipadi Village, Kinathukadavu, Pollachi Taluk extent of about 2.21 acres and 2.29 acres respectively.</p> <p>Stands enhanced from Rs.150 Lacs to Rs.250 Lacs, with a sub limit of Rs.100 Lacs under BE cum DBS/LRDS cum DBC/BDD Limit.</p> <p>b. Rate of interest for sub-limit Rs.100 Lacs is at 16% p.a. being 4% over and above the bank PLR which is 12% p.a. as at present, rising or falling with the Bank's PLR or at such lending rate that the Bank may determine to charge from time to time.</p> <p>c. The above charge operates as security for due repayment of all liabilities of the company arising out of the said limits together with all interests, costs, charges and expenses and all other monies due to the Bank under the aforesaid agreements.</p>			
							<p>a. Common Deed of Hypothecation of Movables/Assets/Deb ts dated 31st March 2005.</p> <p>b. Extension of equitable mortgage: Letter of Continuity dated 31st March 2005</p> <p>Date:31/03/2005</p>	<p>20/04/2005</p>	<p>Pursuant to the execution of the aforesaid agreement and extension of equitable mortgage secured by the existing charge on—</p> <p>a. all goods exported/to be exported and document of title to goods and goods covered by such documents;</p> <p>b. all movables, raw materials, semi-finished goods, consumables, assets including items of plant and machinery and book debts.</p> <p>c. Immoveable properties of the Company situate At G.S. No 34 and 35 at Mullipadi Village, Kinathukadavu, Pollachi Taluk, to an extent of 2.21 and 2.29 acres respectively.</p> <p>The total working capital limits stands</p>			

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							<p>a. Common Deed of Hypothecation of Movables/Assets/Debts dated 7th May 2005.</p> <p>b. Extension of equitable mortgage: Letter of Continuity dated 7th May 2005.</p> <p>Dt: 07/05/2005</p>	03/06/2005	<p>from Rs.675 lakhs to Rs.875 lakhs as detailed hereunder.</p> <table><tr><td>FACILITY</td><td>LIMITS</td></tr><tr><td></td><td>(RS IN LAKHS)</td></tr><tr><td>CC/PCL</td><td>100</td></tr><tr><td>FDBD/BILLS</td><td>350</td></tr><tr><td>LETTER OF CREDIT</td><td>400</td></tr><tr><td>BANK GUARANTEE</td><td>25</td></tr><tr><td></td><td>-----</td></tr><tr><td>TOTAL</td><td>875</td></tr><tr><td></td><td>-----</td></tr></table> <p>d. Rate of interest is at 9.50% p.a. being 1 .00% below the Bank's MTLR which is 10.50% p.a. at present or at such lending rates the Bank may determine to charge from time to time.</p> <p>e. The above charge operates as security for due repayment of all liabilities of the Company arising out of the said limits together with all interests, costs, charges and expenses and all other monies due to the Bank under the aforesaid agreements.</p> <p>f. Other terms and conditions more fully described in the enclosed agreement.</p> <p>Pursuant to the execution of the aforesaid agreement and extension of equitable mortgage secured by the existing charge on –</p> <p>a. all goods exported/to be exported and document of title to goods and goods covered by such documents</p> <p>b. all movables, raw materials, semi-finished goods, consumables, assets including items of plant and machinery and book debts.</p> <p>c. Immovable properties of the Company situate At G.S. No 34 and 35 at Mullipadi Village, Kinathukadavu, Pollachi Taluk, to an extent of 2.21 and 2.29 acres respectively, the total working capital limits stands at Rs. 1175 lakhs as detailed hereunder:</p> <table><tr><td>FACILITY</td><td>LIMITS</td></tr><tr><td></td><td>(RS. IN LAKHS)</td></tr><tr><td></td><td>EXSTG PROPOSED</td></tr><tr><td>CC/PCL</td><td>100 100</td></tr><tr><td>FDBD/BILLS</td><td>350 650</td></tr><tr><td>LETTER OF CREDIT</td><td>400 400</td></tr><tr><td>BANK GUARANTEE</td><td>25 25</td></tr><tr><td></td><td>-----</td></tr><tr><td>TOTAL</td><td>875 1175</td></tr></table>	FACILITY	LIMITS		(RS IN LAKHS)	CC/PCL	100	FDBD/BILLS	350	LETTER OF CREDIT	400	BANK GUARANTEE	25		-----	TOTAL	875		-----	FACILITY	LIMITS		(RS. IN LAKHS)		EXSTG PROPOSED	CC/PCL	100 100	FDBD/BILLS	350 650	LETTER OF CREDIT	400 400	BANK GUARANTEE	25 25		-----	TOTAL	875 1175		
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							<p>Export Credit Agreement for post shipment credit in foreign currency dt.14.9.06</p> <p>Common Deed of Hypothecation of Movables/Assets/Debts dt. 14.9.06</p> <p>Letter of Continuity dt.14.9.06</p>	<p>16/10/2006</p> <p>01/05/2008</p> <p>21/11/2008</p>	<p>d. Rate of interest is at 9.50% p.a. being 1.00% below the Bank's MTLR which is 10.50% p.a. at present or at such lending rates the Bank may determine to charge from time to time.</p> <p>e. The above charge operates as security for due repayment of all liabilities of the Company arising out of the said limits together with all interests, costs, charges and expenses and all other monies due to the Bank under the aforesaid agreements.</p> <p>f. Other terms and conditions more fully described in the enclosed agreement.</p> <p>The Post Shipment FDBD /bill finance limit has been increased from existing Rs.650 lakhs to Rs.900 lakhs and the total working capital limits have been increased from Rs.1175 lakhs to Rs.1425 lakhs.</p> <p>The Company has been granted Rs. 50,00,000 (Rupees Fifty lakhs only) by way of Export Packing credit facility as result of which the total working capital limits stands increased from Rs.1425 lakhs to Rs.1475 lakhs.</p> <table><tr><td colspan="2">Limit enhanced from Rs.1425 lakhs to Rs.1725 lakhs as per details given below</td></tr><tr><td>Existing Limit</td><td>Enhanced Limit</td></tr><tr><td colspan="2">(Rs. in Lakhs)</td></tr><tr><td>CC</td><td>100</td></tr><tr><td>FDBN/FDBD/</td><td>200</td></tr><tr><td>FDBP/PSC FC</td><td>900</td></tr><tr><td>Inland/Import LC</td><td>400</td></tr><tr><td>Bank Guarantee</td><td>25</td></tr><tr><td></td><td>500</td></tr><tr><td></td><td>25</td></tr></table>	Limit enhanced from Rs.1425 lakhs to Rs.1725 lakhs as per details given below		Existing Limit	Enhanced Limit	(Rs. in Lakhs)		CC	100	FDBN/FDBD/	200	FDBP/PSC FC	900	Inland/Import LC	400	Bank Guarantee	25		500		25			
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									<div>Total<div>14251725</div></div> <div>Credit Limit increased from Rs 1725 Lakhs to Rs 2025 Lakhs as detailed below. (Rs in Lakhs)ExistingRevised Cash Credit200500 FDBN/ FDBP/ FDBD10001000 Inland / Import Letter of Credit500500 Bank Guarantee2525 <div>Total<div>17252025</div></div></div> <div>Common deed of hypothecation of movables/assets/ debts Dt: 24/10/2011.</div> <div>16/11/2011</div> <div>Letter from Party to Bank confirming Extension of Equitable Mortgage Dt: 29/10/2013</div> <div>20/12/2013</div> <div>Extension of Equitable Mortgage on immovable properties (as described in the Letter from Party to Bank confirming Extension of Equitable Mortgage) continue to operate as an additional security for further advances made or to be made or facilities granted or to be granted up to maximum of Rs.2459 Lakhs availed by the Company</div> <div>01.06.2017</div> <div>The Company has availed a Bank Guarantee of Rs.100 Lakhs. Hence the Credit Limit increased from Rs 2025 Lakhs to Rs 2125 Lakhs as detailed below. (Rs in Lakhs)ExistingRevised Cash Credit500500 FDBN/ FDBP/ FDBD10001000 Inland / Import Letter of Credit500500 Bank Guarantee25125 <div>Total<div>20252125</div></div></div> <div>1. Bank Guarantee for performance guarantee. 2. Counter Guarantee for the Bank Guarantee issued by the Bank 3. Memorandum of charge/lien over deposit 4. Letter of Continuity on Deposit of Title Deed dtd.31.05.1994</div> <div>21.04.2023</div> <div>The overall existing credit limit has been</div>			

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							Inter-se Agreement (Multiple Banking Arrangement) dated 23 rd March 2023. 23.03.2023		reduced from Rs. 21.25 Crores to Rs. 20.25 Crores due to the expiration of tenure of Bank Guarantee of Rs. 1 Crore with effect from 31.05.2019. Execution of inter-se agreement between Union Bank of India (erstwhile Corporation Bank) and Axis Bank to define their rights with regard to the facilities provided by them, inter-se in the same proportion to their respective outstandings in the said facilities.			
8.	90008293 05/10/1995	a. Unattested Deed of Hypothecation of movables – F 35A dated 7 th day of September 1995. b. No Instrument: Extension of equitable mortgage by deposit of title deeds on 7 th day of September 1995. (continuity letter dated 07/09/1995 enclosed).	a. All movables existing and future including plant and machinery, raw materials, semi-finished goods, consumables, etc situated at the factory premises at SF. No.34 and 35 (part), Mullipadi Village, Coimbatore Pollachi Main Road, Pollachi Taluk, Coimbatore District. b. The properties at Survey No. GS34 & GS35 at Mullipadi Village, Kinathukadavu Pollachi Taluk of the extent of about 2.21 acres and 2.21 acres respectively.	1,40,00,000	Corporation Bank, 816, Oppanakara Street, Coimbatore-641001.		1) Hypothecation of goods to secure demand cash credit dated 07.09.1995. 2) Agreement for hypothecation of book debts dated 07.09.1995. Agreement for hypothecation of goods to secure packing credit limit on 22nd day of May 1996.	01/11/1995 18/06/1996 11/11/1999	The existing limit of Rs.1.40 Crores is additionally secured by goods and book debts. a. A sum of Rs.40 Lacs has been granted as a sub limit for Packing Credit under the existing Cash Credit limit hypothecation (stocks) of Rs.62 Lacs thereby covering the said sub limit also under the charge on stocks of goods consisting of raw materials as per Annexure to the said hypothecation agreement and stock in process and finished goods such as ductile castings and grey iron castings stored/lying at the premises at Mullipadi Village, Pollachi Taluk, Coimbatore District and/or at such other places notified from time to time. b. Rate of interest for the said Packing Credit limit is 1% over the RBI rate subject to a minimum of 13% p.a. or at such other rate as the Bank may determine to charge from time to time. a) Pursuant to the above, the amount	19/11/2019 02/12/2019		

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							09.09.1999 a. Letter from Bank b. F 35; Hypothecation Agreement for goods. c. F 35 BD; Hypothecation Agreement for Book Debts d. F 35(C) Common deed of hypothecation of movables/assets/Debts e. F 1062; S4 Export credit agreement f. Continuity letter evidencing extension of mortgage. All dated 09th September 1999.		secured by the Charge Rs.140 lakhs comprising of (i) Cash Credit Hypothecation of stock Rs.62 lakhs and (ii) Cash Credit (book debt) limit of Rs. 78 lakhs has been combined together and reduced to Rs.100 lakhs. b) The reduced limit is also secured by all movables present and future including plant and machinery, goods and other assets. c) The Rate of interest for the above limits is 16% + Interest tax p.a. being 4%+Interest tax above PLR or at such rate as the bank may determine from time to time. d) The packing credit sub limit of Rs.40 lacs under this CC limit is secured by all goods exported under this limit.			
9.	90008179 10/06/1994	No instrument equitable mortgage of title deeds on 31.05.94. Memorandum of Deposits of Title Deeds as described in Schedule A. 31/05/1994	Factory land measuring 2.29 acres at S.F.No.34&35 (Part) Mullipadi Village, Pollachi Taluk as described in Schedule B to memorandum of title deeds.	Rs.30,00,000/-	Corporation Bank, 816, Oppanakara Street, Coimbatore-641001					19/11/2019 02/12/2019		