

**SUMMARY OF SECURITY CHARGE**  
**MOSER BAER INDIA LIMITED**  
(UNDERGOING CORPORATE INSOLVENCY RESOLUTION PROCESS)

**PRIMARY SECURITY- TERM LENDERS**

- First Pari passu charge over all moveable and Immoveable Fixed Assets of the Borrower generally described in Schedule I A & IC.
- Second (Pari passu) Charge on all Current Assets of the Borrower generally described in Schedule I B.

**SCHEDULE – IA**  
**Moveable Fixed Assets**

All moveable fixed assets of the Borrower present and future whatsoever, including, but not limited to the moveable fixed assets described below:

(i) whole of the moveable machinery of the Borrower including its movable plants and machinery, machinery spares, equipment, appliances, furniture, vehicles, tools and accessories, goods and other movables both present and future whether installed or not and whether now lying loose or in cases or which are now lying or stored in or about or shall hereinafter from time to time during the continuance of security of these presents be brought into or upon or be stored or being in or about the Borrower's premises at Delhi and Borrower's works at 66, NSEZ, Noida/ A-164 Sector-80, Noida/ 66 Udyog Vihar Industrial Area, Greater Noida, Uttar Pradesh and/or any other places or otherwise in connection with the business of the Borrower;

(ii) movables in the course of transit or delivery whether now belonging or which may hereafter belong to the Borrower or which may be held by any person at any place within or outside India to the order or disposition of the Borrower and all documents of title including bills of lading, shipping documents, policies of insurance and other instruments and documents relating to such moveables together with all rights thereto; etc.

**Schedule IC**

**Description of the immovable Fixed Assets**

**PART I**

All those pieces and parcels of land admeasuring 3970.50 sq. mtrs. situated at 66, Noida Export Processing Zone, Noida, Dist. Ghaziabad, in the State of Uttar Pradesh and bounded as under:-

On the North:	24-Meter wide road.
On the South:	Plot No. 18
On the East:	Plot No. 65
On the West:	Plot No. 67

together with all buildings and structures constructed/to be constructed thereon, fixed plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixtures and fittings erected/installed thereon and every part thereof.

**PART II**

A portion of the Standard Design Factory (SDF)/Building admeasuring about 501.61 sq. mtrs. or otherwise on the ground floor No. B-4, Noida Export Processing Zone, Noida, Distt. Ghaziabad, Uttar Pradesh.

**PART III**

All those pieces and parcels of lands or grounds admeasuring 39218.28 sq.mt. or thereabout bearing plot No. 164, Block –A, Sector –80, Noida, Phase-II in the state of Uttar Pradesh bounded by:

On the North:	Plot No. 124 and 125
On the South:	Plot No. 165 and 166

On the East: Village Kakrala  
On the West: 45-mtr wide road

Together with all buildings and structure constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures and fittings erected/installed or to be erected installed thereon and every part thereof

#### **PART IV**

All those pieces and parcels of land admeasuring 4024 sq.mtrs or thereabout bearing Plot No. 164A, Block-A, Sector-80, Phase-II, Noida in the State of Uttar Pradesh in the layout plan of New Okhla Industrial Development Area, District Gautam Budh Nagar bounded by:

On the North: Plot A 164 & 8 mtr proposed road  
On the South: 60 mtr road  
On the East: Primary School & Community Centre  
On the West: 45 mtr wide road

together with all buildings and structures constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures erected/installed or to be erected/installed thereon and every part thereof.

#### **PART V**

All those pieces and parcels of land admeasuring 2,70,201.16 Sq. Meters out of Total 3,81,418.23 Sq. Meters owned by the Borrower company (1,11,217.07 Sq. Meters has been carved out as Plot No. 66-B meant for Special Economic Zone for Non-Conventional Energy) or thereabout bearing Plot No. 66, Udyog Vihar Industrial Area, Greater Noida in the State of Uttar Pradesh bounded by:

On the North: HOTZ Industry  
On the South: SPACK Factory  
On the East: Forest & Plots  
On the West: 100 ft wide road

together with all buildings and structures constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures erected/installed or to be erected/installed thereon and every part thereof.

#### **PART VI**

All those pieces and parcels of land admeasuring 3478.84 sq.mtrs or thereabout bearing Plot No. A – 162 , Sector – 80 , Phase – II , Noida , Distt. Gautam Budh Nagar , UP in the State of Uttar Pradesh bounded by:

On the North: 12.0 Meter wide Road  
On the South: Kabristan / A -164  
On the East: Kabristan  
On the West: 12.0 Meter wide Road

together with all buildings and structures constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures erected/installed or to be erected/installed thereon and every part thereof.

## **PART VII**

All those pieces and parcels of land admeasuring 12464.37 sq.mtrs or thereabout bearing Plot No. A – 119 to 124 , Sector – 80 , Phase – II , Noida , Distt. Gautam Budh Nagar , UP in the State of Uttar Pradesh together with all buildings and structures constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures erected/installed or to be erected/installed thereon and every part thereof.

## **Part VIII**

Office premised no. 510, Maker chamber –V, Nariman Point, Mumbai-400021

## **SCHEDULE – IB**

### **Current Assets**

All current assets of the Borrower whatsoever, including but not limited to the current assets described below:

- (i) present and future stocks, raw materials, work in progress, finished goods, consumable stores and spares; and
- (ii) present and future book debts, trust receipts, decrees, moneys, receivables, government securities, claims, bills, contracts and investments; etc,

which now and hereinafter from time to time during continuance of this Deed of Hypothecation shall be brought in or stored or to be brought in or stored in or about the premises, godowns or depots of the Borrower or be in course of transit or wherever else the same may be.

**SUMMARY OF SECURITY CHARGE**  
**MOSER BAER INDIA LIMITED**  
(UNDERGOING CORPORATE INSOLVENCY RESOLUTION PROCESS)

**PRIMARY SECURITY- WORKING CAPITAL LENDERS**

- First (Pari passu) Charge on all Current Assets of the Borrower generally described in Schedule I B.
- Second Pari passu charge over all moveable and immovable Fixed Assets of the Borrower generally described in Schedule I A and IC

**SCHEDULE – IB**

**Current Assets**

All current assets of the Borrower whatsoever, including but not limited to the current assets described below:

- (i) present and future stocks, raw materials, work in progress, finished goods, consumable stores and spares; and
- (ii) present and future book debts, trust receipts, decrees, moneys, receivables, government securities, claims, bills, contracts and investments; etc,

which now and hereinafter from time to time during continuance of this Deed of Hypothecation shall be brought in or stored or to be brought in or stored in or about the premises, godowns or depots of the Borrower or be in course of transit or wherever else the same may be.

**SCHEDULE – IA**

**Moveable Fixed Assets**

All moveable fixed assets of the Borrower present and future whatsoever, including, but not limited to the moveable fixed assets described below:

- (i) whole of the moveable machinery of the Borrower including its movable plants and machinery, machinery spares, equipment, appliances, furniture, vehicles, tools and accessories, goods and other movables both present and future whether installed or not and whether now lying loose or in cases or which are now lying or stored in or about or shall hereinafter from time to time during the continuance of security of these presents be brought into or upon or be stored or being in or about the Borrower's premises at Delhi and Borrower's works at 66, NSEZ, Noida/ A-164 Sector-80, Noida/ 66 Udyog Vihar Industrial Area, Greater Noida, Uttar Pradesh and/or any other places or otherwise in connection with the business of the Borrower;

- (ii) movables in the course of transit or delivery whether now belonging or which may hereafter belong to the Borrower or which may be held by any person at any place within or outside India to the order or disposition of the Borrower and all documents of title including bills of lading, shipping documents, policies of insurance and other instruments and documents relating to such moveables together with all rights thereto; etc.

**Schedule IC**

**Description of the immovable Fixed Assets**

**PART I**

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On the East:	Plot No. 65
On the West:	Plot No. 67

together with all buildings and structures constructed/to be constructed thereon, fixed plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixtures and fittings erected/installed thereon and every part thereof.

**PART II**

A portion of the Standard Design Factory (SDF)/Building admeasuring about 501.61 sq. mtrs. or otherwise on the ground floor No. B-4, Noida Export Processing Zone, Noida, Distt. Ghaziabad, Uttar Pradesh.

### **PART III**

All those pieces and parcels of lands or grounds admeasuring 39218.28 sq.mt. or thereabout bearing plot No. 164, Block –A, Sector –80, Noida, Phase-II in the state of Uttar Pradesh bounded by:

On the North:	Plot No. 124 and 125
On the South:	Plot No. 165 and 166
On the East:	Village Kakrala
On the West:	45-mtr wide road

Together with all buildings and structure constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures and fittings erected/installed or to be erected installed thereon and every part thereof

### **PART IV**

All those pieces and parcels of land admeasuring 4024 sq.mtrs or thereabout bearing Plot No. 164A, Block-A, Sector-80, Phase-II, Noida in the State of Uttar Pradesh in the layout plan of New Okhla Industrial Development Area, District Gautam Budh Nagar bounded by:

On the North:	Plot A 164 & 8 mtr proposed road
On the South:	60 mtr road
On the East:	Primary School & Community Centre
On the West:	45 mtr wide road

together with all buildings and structures constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures erected/installed or to be erected/installed thereon and every part thereof.

### **PART V**

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On the North:	HOTZ Industry
On the South:	SPACK Factory
On the East:	Forest & Plots
On the West:	100 ft wide road

together with all buildings and structures constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures erected/installed or to be erected/installed thereon and every part thereof.

### **PART VI**

All those pieces and parcels of land admeasuring 3478.84 sq.mtrs or thereabout bearing Plot No. A – 162 , Sector – 80 , Phase – II , Noida , Distt. Gautam Budh Nagar , UP in the State of Uttar Pradesh bounded by:

On the North:	12.0 Meter wide Road
On the South:	Kabristan / A -164
On the East:	Kabristan
On the West:	12.0 Meter wide Road

together with all buildings and structures constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures erected/installed or to be erected/installed thereon and every part thereof.

#### **PART VII**

All those pieces and parcels of land admeasuring 12464.37 sq.mtrs or thereabout bearing Plot No. A – 119 to 124 , Sector – 80 , Phase – II , Noida , Distt. Gautam Budh Nagar , UP in the State of Uttar Pradesh together with all buildings and structures constructed/ to be constructed thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth fixtures erected/installed or to be erected/installed thereon and every part thereof.

#### **Part VIII**

Office premises no. 510, Maker chamber –V, Nariman Point, Mumbai-400021

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**COLLATERAL SECURITY**

- Personal Guarantee of Mr. Deepak Puri
- Personal Guarantee of Mrs. Nita Puri
- Corporate Guarantee of Moser Baer Infrastructure and Developers Ltd.
- Pledge of 36,00,0000 physical shares of Moser Baer Infrastructure and Developers Ltd. by Pledgor Moser Baer SEZ Developer Ltd. (now Moser Baer Distribution Limited) (35,99,994 shares in the name of Pledgor & 6 shares in the names of nominees of Pledgor).
- Pledge of 74,000,000 physical shares of Moser Baer Infrastructure and Developers Ltd. by the Pledgor Moser Baer Solar Research Ltd.
- Pledge of 2,30,13,857 shares of Moser Baer India Ltd. by Pledgor Mr. Deepak Puri.
- Pledge of 44, 06,284 shares of Moser Baer India Ltd. by Pledgor Mr. Deepak Puri (HUF)
- Pledge of 4,00,00,000 promoter Quota shares of Moser Baer India Ltd. by Pledgor Mr. Deepak Puri.
- Negative Lien on the Property of 95.76 Acres at SIPCOT's Industrial Park at Organdam, Sriperumbudur, Kancheepuram District by Moser Baer Infrastructure and Developers Ltd.