

TWENTY FIVE SOUTH REALTY LIMITED

Regd. Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road, Prabhadevi,
Mumbai – 400025 CIN: U51100MH1996PLC100876

Date: April 18, 2022

To,

BSE Limited,
Corporate Services Department,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai-400001

Sub: Disclosure Pursuant to Regulation 54(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam

Pursuant to Regulation 54(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we would like to state that:

The following Debentures issued by the Company as on March 31, 2022 are secured as per the details given below:

ISIN/Scrip Code	Particulars of Debentures	Secured by way of
INE681H07110/960399	1000 Senior Listed , rated, Secured, Redeemable, non- Convertible Debentures	<p>a first ranking pari passu mortgage over Mortgaged Properties, in favour of the Debenture Trustee under Debenture Trust Cum Mortgage Deed dated December 23, 2020 ;</p> <p>an exclusive mortgage over all the rights, title, interest powers and remedies conferred upon, or available to the Joint Developer (South Tower) under the terms of or in its capacity as a party to the Joint Development Agreement (South Tower), under the Indenture of Mortgage dated December 23, 2020;</p> <p>an exclusive hypothecation over the Hypothecated Properties, and all monies lying to the credit of Transaction Accounts in favour of the Debenture Trustee under the Deed of Hypothecation dated December 23, 2020;</p> <p>Personal Guarantees issued by the Personal Guarantors in favour of the Debenture Trustee;</p> <p>an exclusive pledge over the Issuer Pledged Securities (except Kimwil Investment Holdings Limited) in favour of the Debenture Trustee in accordance with the Issuer Securities Pledge Agreement dated December 23, 2020 (except the Kimwil Investment Holdings Limited Securities NDU and Pledge Agreement);</p> <p>the Corporate Guarantee issued by the Corporate Guarantor in favour of the Debenture Trustee in accordance with Deed of Corporate Guarantee dated December 23, 2020;</p>



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		<p>a charge over the relevant Subordinated Loans in favour of the Debenture Trustee under the Acknowledgment of Subordination and Hypothecation dated December 23, 2020;</p> <p>On and from the date of execution of the Joint Development Agreements (other than the Joint Development Agreement (South Tower)), an exclusive mortgage over all the rights, title, interest powers and remedies conferred upon, or available to the Joint Developers (except the Joint Developer (South Tower)) under the terms of and in its capacity as a party to the relevant Joint Development Agreement in the manner agreed by the Debenture Trustee (acting on the prior written instructions of the Majority Debenture Holders);</p>
INE681H07128/9 49759	57 Listed, Rated, Secured, Redeemable, Non-Convertible Debentures	First ranking charge over the land parcels collectively admeasuring 1.16.2 H.R.P as on December 31, 2021.- Details marked as Annexure -1

You are requested to please take the above on your record and oblige us.

Thanking You,

For TWENTY FIVE SOUTH REALTY LIMITED

ANIL AHLUWALIA
DIRECTOR



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ANNEXURE 1

DETAILS OF THE MORTGAGED PROPERTIES AS ON MARCH 31, 2022

- (i) Land parcels collectively admeasuring 1.10.7 H.R.P. situated in Village Ajivali, Taluka Panvel, Distt. Raigad, Maharashtra, described in detail below-

Name	Date of Registration of Conveyance Deed	Date of Execution of Conveyance Deed	Survey No. / Gut No.	Hissa No.	Land Area (in H.R.P)
Babulal M. Parekh	02.03.2010	31.12.2009	80	0	0.16.9
Babulal M. Parekh	02.03.2010	31.12.2009	81	1	0.17.7
Kishan Chand Nanumal Talreja	03.07.2007	03.07.2007	62	1	0.29.0
Babulal M. Parekh	09.02.2010	31.12.2009	57	2B	0.47.1
Total					1.10.7

*Deed of Conveyance was executed on 07/05/2009 and due to some reason the Conveyance Deed was not registered. Hence, Deed of Confirmation was executed on 05.05.2010 and registered on 10.05.2010 for registration of aforesaid Conveyance Deed.

- (ii) Land parcels collectively admeasuring 0.05.5 H.R.P. situated in Village Sangade, Taluka Panvel, Distt. Raigad, Maharashtra, described in detail below-

Name	Date of Registration of Conveyance Deed	Date of Execution of Conveyance Deed	Survey No. / Gut No.	Hiss a No.	Land Area (in H.R.P)
Babulal M. Parekh	09.02.2010	31.12.2009	126	1	0.05.5
Total					0.05.5

