

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 30, 2021

To,

BSE Limited,
Corporate Services Department,
Phiroze Jeejeebhoy Towers, Dalal
Street, Mumbai-400 001

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, 2021 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 Held Securities) in favour of the Debenture Trustee in accordance with the Issuer Securities Pledge Agreement dated December 23, 2020 (except the Kimwil Securities NDU and Pledge Agreement);</p> <p>a non-disposal undertaking and an exclusive pledge over the Kimwil Held Securities in favour of the Debenture Trustee, in accordance with the Kimwil Securities NDU and Pledge Agreement dated December 23, 2020;</p> <p>the Corporate Guarantee issued by the Corporate Guarantor in favour of the Debenture Trustee in accordance with Deed of Corporate Gurantee dated December 23, 2020;</p>

TWENTY FIVE SOUTH REALTY LIMITED

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

		<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>
INE681H07086/9 49759	57 Listed, Rated, Secured, Redeemable, Non- Convertible Debentures	First ranking charge over the land parcels collectively admeasuring 3.68.1H.R.P as on March 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
DIN: 00597508

TWENTY FIVE SOUTH REALTY LIMITED

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

ANNEXURE 1

DETAILS OF THE MORTGAGED PROPERTIES AS ON MARCH 31, 2021

- (i) Land Parcels collectively admeasuring 0.51.6 H.R.P. situated in Village Borle Taluka Panvel, Distt. Raigad, Maharashtra, described in detail below-

S. No.	Name	Survey No. / Gut No.	Hissa No.	Land Area (in H.R.P)
1.	Madukar B. Choube	104	0	0.36.7
2.	Bhiku Shankar Kadam	91	3	0.14.9
	Total			0.51.6

- (ii) Land parcels collectively admeasuring 2.91.0 H.R.P. situated in Village Ajivali, Taluka Panvel, Distt. Raigad, Maharashtra, described in detail below-

S. No.	Name	Survey No. / Gut No.	Hissa No.	Land Area (in H.R.P)
1.	Khilen Vyomesh Shah	68	0	1.80.3
2.	Babulal M. Parekh	80	0	0.16.9
3.	Babulal M. Parekh	81	1	0.17.7
4.	Kishan Chand Nanumal Talreja	62		0.29.0
5.	Babulal M. Parekh	57	2B	0.47.1
	Total			2.91.0

- (iii) Land parcels collectively admeasuring 0.25.5 H.R.P. situated in Village Sangade, Taluka Panvel, Distt. Raigad, Maharashtra, described in detail below-

S. No.	Name	Survey No. / Gut No.	Hissa No.	Land Area (in H.R.P)
1.	Babulal M. Parekh	126	1	0.05.5
2.	Babulal M. Parekh	97	0	0.20.0
	Total			0.25.5