"Deposited by Shri Govindeep Singh Kandhari Director/Authorised Signatory (Board resolution dated 21.02.2022) of **M/S** **WAVE BEVERAGES PRIVATE LIMITED,** a company incorporated under the Companies Act, 1956 bearing **CIN: U00000PB2004PTC027731** and validly existing under Companies Act 2013, having its Registered Office at E-228, Ranjit Avenue, Amritsar, Punjab – 143001(hereinafter called the “**Mortgagor**” or “**Borrower**”) attended the branch office Punjab National Bank, Large Corporate Branch, Sector-63, Noida, U.P. (hereinafter called the ‘**Bank**’ of “**PNB**”) the title-deeds mentioned below. When making the deposit, Shri Govindeep Singh Kandhari stated that he did so with the intent to create security by way of equitable mortgage in respect of land together with all buildings, super-structure, plant and machinery constructed or to be constructed or installed or to be installed, present and future, and/or the properties covered thereby situated at **Rakba village Navakot, revenue Tehsil -1, Distt Amritsar measuring 51 Kanal 17 Marla** in favour of the Bank to secure repayment of advances made or to be made by the Bank to **M/S WAVE BEVERAGES PRIVATE LIMITED** by way of **Cash Credit limit of Rs. 37.50 Crores and term Loan of Rs. 197.00 Crores and Capex ILC/FLC/Buyers Credit as a Sublimit of Term Loan of Rs. 52.00 Crores** and for all other indebtedness and liability whatsoever, besides interest, costs and other charges."

**SCHEDULE –I**

1. **Land Measuring 7 Kanal 6 Marla** comprised in Khasra no. 3//9/2, 3//10/1, 3//9/1, 3//11/2 and 3//12 min, situated at Rakba village Navakot, revenue Tehsil -1, Distt Amritsar.
* **Details of Title Deed:** Original sale deed No.1633dated 16.05.2008, Bahi No. 1, Zild No. 10237, Page No.8587 with SR Amritsar in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
1. **Land Measuring 7 Kanal 6 Marla** comprised in Khasra no. 3//9/2, 3//10/1, 3//9/1, 3//11/2 and 3//12 min, situated at Rakba village Navakot, revenue Tehsil -1, Distt Amritsar.
* **Details of Title Deed:** Original Sale deed No. 1636 dated 16.05.2008, Bahi No. 1, Zild No. 10237, Page No.9294 with SR Amritsar in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
1. **Land Measuring 18 Kanal 8 Marla** comprised in Khasra no. 3//1/1, 4//15/2, 4//6/2, 3//26, 3//10/3, 3//1, 3//10/2, 3//10/4, 3//9/1, 3//11/2, 3//12, 3//9/2, 3//10/1 min, situated at Rakba village Navakot, revenue Tehsil -1, Distt Amritsar.
* **Details of Title Deed:** Original sale deed No. 7965 dated 05.12.2006, Bahi No. 1, Zild No. 9860, Page No.3234 with SR Amritsar in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED**.
1. **Land Measuring 6 Kanal 17 Marla** comprised in Khasra no. 4//5, 4//6/1, 4//7/1, 4//14/2, 4//15/1 min, situated at Rakba village Navakot, revenue Tehsil -1, Distt Amritsar.
* **Details of Title Deed:** Original sale deed No. 5017 dated 05.07.1983, Bahi No. 1, Page No.197 paste on Zild No. 3230, Page No.78 with SR Amritsar in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED**.(Not clear readable in original deed, details as per NEC of ADV Sudhir K Sharma)
1. **Land Measuring 12 out of 18 Kanal 17 marla** comprised in Khasra no. 4//5, 4//6/1, 4//7/1, 4//14/2, 4//15/1 min, situated at Rakba village Navakot, revenue Tehsil -1, Distt Amritsar.
* **Details of Title Deed:** Original sale deed No. 5016 dated 05.07.1983, Bahi No. 1, Zild No. 3230, Page No.197, paste on Jild No. 3230, page no.77 with SR Amritsar in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED**.(Not clear readable in original deed, details as per NEC of ADV Sudhir K Sharma)

"Deposited by Shri Govindeep Singh Kandhari Director/Authorised Signatory (Board resolution dated 21.02.2022) of **M/S WAVE BEVERAGES PRIVATE LIMITED,** a company incorporated under the Companies Act, 1956 bearing **CIN: U00000PB2004PTC027731** and validly existing under Companies Act 2013, having its Registered Office at E-228, Ranjit Avenue, Amritsar, Punjab – 143001(hereinafter called the “**Mortgagor**” or “**Borrower**”) attended the branch office Punjab National Bank, Large Corporate Branch, Sector-63, Noida, U.P. (hereinafter called the ‘**Bank**’ of “**PNB**”) the title-deeds mentioned below. When making the deposit, Shri Govindeep Singh Kandhari stated that he did so with the intent to create security by way of equitable mortgage in respect of land together with all buildings, super-structure, plant and machinery constructed or to be constructed or installed or to be installed, present and future, and/or the properties covered thereby situated at **Vill. Shahpur Tehsil Dinanagar, Distt Gurdaspur measuring 256 Kanal 19 Marla** in favour of the Bank to secure repayment of advances made or to be made by the Bank to **M/S WAVE BEVERAGES PRIVATE LIMITED** by way of **Cash Credit limit of Rs. 37.50 Crores and Term Loan of Rs. 197.00 Crores and Capex ILC/FLC/Buyers Credit as a Sublimit of Term Loan of Rs. 52.00 Crores** and for all other indebtedness and liability whatsoever, besides interest, costs and other charges."

1. **Land Measuring 21 Kanal and 3 Marla i.e.** 5 Kanal 16 Marla share full comprised in Khewat No. 27 Khatauni No. 40 rect. No. 9 kila 12 (5-16) 9 Kanal 4 Marla share full comprised in Khewat no. 27 khatauni no. 40/1 rect. 9 kila 2 (3-14) 9 (5-10) 6 Kanal 3 Marla share fill comprised in Khewat no.27 Khatauni No. 40/3 rect. No.4 Kila 21/2 (4-9) 22/2 (1-14) situated in revenue estate of **Vill. Shahpur Tehsil Dinanagar, Distt Gurdaspur**, as per the Jamabandi for the year 2017-18.
* Original sale deed dated 06.01.2020, document no. 2019-20/145/1/2703 with SR in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
1. **Land Measuring 22 Kanal and 16 Marla** out of 23 Kanal 4 Marla comprised in Khewat No. 27 Khatauni No. 40/4 rect. No. 8 Kila 6 (8-0) rect. No. 9 kila 1 (7-12) 10 (7-12) situated in revenue estate of **Vill. Shahpur Tehsil Dinanagar, Distt Gurdaspur**, as per the Jamabandi for the year 2017-18.
* Original sale deed dated 06.01.2020, document no. 2019-20/145/1/2704 with SR in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
1. **Land Measuring 14 Kanal and 3 Marla** share full comprised in Khewat No. 25-27 rect. No. 4 Kila 19 (2-6) 20/2 (3-16) 20/1 (3-16) 21/1 (3-3) 22/1 (1-2) situated in revenue estate of **Vill. Shahpur Tehsil Dinanagar, Distt Gurdaspur**, as per the Jamabandi for the year 2017-18.
* Original sale deed dated 06.01.2020, document no. 2019-20/145/1/2705 Bahi No. 1 with SR in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
1. **Land Measuring 7 Kanal and 12 Marla** out of 8 Kanal comprised in Khewat No. 27 Khatauni No. 40/4 rect. No. 8 Kila 5 (8-0) situated in revenue estate of **Vill. Shahpur Tehsil Dinanagar, Distt Gurdaspur**, as per the Jamabandi for the year 2017-18.
* Original sale deed dated 06.01.2020, document no. 2019-20/145/1/2706 with SR in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
1. **Land Measuring 72 Kanal and 17** Marla out of 76 Kanal 7 Marla comprised in Khewat No. 25-26-27 rect. No. 4 Kila (11/2) (7-0) 12 (1-14) rect. No. 5 Kila 5 (8-0) 6 (8-0) 15/3 (2-8) 15/4 (2-12) 16/1 (5-12) 16/2 (2-8) 25 (8-0) rect. No. 8 Kila 15 (8-0) 16 (8-0) 25 (8-0) rect. No. 9 Kila 11/1 (6-13) situated in revenue estate of **Vill. Shahpur Tehsil Dinanagar, Distt Gurdaspur**, as per the Jamabandi for the year 2017-18.
* Original sale deed dated 06.01.2020, document no. 2019-20/145/1/2707 with SR in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
1. **Land Measuring 82 Kanal and 3 Marla** out of 83 Kanal 17 marla comprised in Khewat No. 25 rect. No. 9 Kila 11/2(0-19), 19/1 (1-3) ,19/2 (4-18), 21 (7-12), 22 (6-0) rect. No. 10 Kila 1 (7-12) 2 (5-12) 90 (5-4) 10 (7-12) 11 (7-12) 12 (5-0) 19/1 (1-8) 20/1 (2-2) rect. No. 11 Kila 5 (8-0) 6 (5-11) situated in revenue estate of **Vill. Shahpur Tehsil Dinanagar, Distt Gurdaspur**, as per the Jamabandi for the year 2017-18.
* Original sale deed dated 06.01.2020, document no. 2019-20/145/1/2708 with SR in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
1. **Land Measuring 31 Kanal and 5 Marla** out of 31 Kanal 11 Marla comprised in Khewat No. 25-26-27 rect. No. 2 Kila25/1 (4-0) 25/2 (1-7) rect. No. 3 Kila 21 (4-5) 22 (1-3) rect. No. 4 Kila 1 (7-12) 2 (3-2) 9 (1-18) 10 (7-12) 11/1 (0-12) situated in revenue estate of **Vill. Shahpur Tehsil Dinanagar, Distt Gurdaspur**,as per the Jamabandi for year 2017-18.
* Original sale deed dated 06.01.2020, document no. 2019-20/145/1/2702 with SR in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
1. **Land Measuring 5 Kanal** share full comprised in Khewat No. 163 Khatoni No. 215 Khasra No. 37/1 (5-0) situated in revenue estate of **Vill. Shahpur Tehsil Dinanagar, Distt Gurdaspur**.
* **Original** Sale deed dated 18.02.2022, document no. 2021-22/145/1/3550 with SR in favour of **M/S WAVE BEVERAGES PRIVATE LIMITED.**
* **Original** Sale deed dated 14.02.2022, document no. 2021-22/145/1/3515 with SR in favour of **Sanjiv Kumar**

“Deposited by **Shri Rajiv Gupta** Director/Authorised Signatory of **M/S** **UPPAL CHADHA HI TECH DEVELOPERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 bearing **CIN:**U45201DL2004PTC128784 and validly existing under Companies Act 2013, having its Registered Office at Mezzanine floor, M-4 New Delhi South Extension Part-II, New Delhi, south Delhi DL 110049(hereinafter called the “**Mortgagor**”) attended the branch office Punjab National Bank, Large Corporate Branch, Sector-63, Noida, U.P. (hereinafter called the ‘**Bank**’ of “**PNB**”) the title-deeds mentioned below. When making the deposit, **Shri Rajiv Gupta** stated that he did so with the intent to create security by way of equitable mortgage in respect of land together with all buildings, super-structure, plant and machinery constructed or to be constructed or installed or to be installed, present and future, and/or the properties covered thereby situated **at Khata No. 366 and Khasra No. 177, at Village Kachheda Warsabad, Pargana & Tehsil Dadri, District Gautam Budh Nagar, UP measuring 0.3360 Hectare** in favour of the Bank to secure repayment of advances made or to be made by the Bank to **M/S WAVE BEVERAGES PRIVATE LIMITED** by way of **Cash Credit limit of Rs. 37.50 Crores and Term Loan of Rs. 197.00 Crores and Capex ILC/FLC/Buyers Credit as a Sublimit of Term Loan of Rs. 52.00 Crores** and for all other indebtedness and liability whatsoever, besides interest, costs and other charges."

**SCHEDULE –I**

**Land Measuring 0.3360 Hectare** comprised in Khata No. 366 and Khasra No. 177, at Village Kachheda Warsabad, Pargana & Tehsil Dadri, District Gautam Budh Nagar, UP

* **Details of Title Deed:** Original sale deed No.23693dated10.12.2013, Bahi No. 1, Zild No.6288, Page No.111-156 with SR Dadri in favour of **M/S. UPPAL CHADHA HI TECH DEVELOPERS PRIVATE LIMITED.**