

Form CHG-7

REGISTER OF CHARGES

{Pursuant 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:	SUPER SPINNING MILLS LIMITED
Registered Office Address:	'Elgi Towers', P B 7113, Green Fields, 737-D, Puliakulam Road, Coimbatore – 641 045
CIN Number:	L17111TZ1962PLC001200

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
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1	80034363 16.05.1989	16.05.1989 Deed of Hypothecation created in favour of UBI & SBI	A). The whole of the borrowers present & future stocks of raw materials, work in progress, goods in process of manufacture, goods meant for export and all finished & manufactured goods and articles such as cotton yarn, man made fibre etc, together with all stores components and spares which now belongs to or may hereafter from time to time during the continuance of the security belong to the borrower which are stored in borrowers factory at 'A' unit, 'B' units and sales depots etc or wherever else the same may be situated stored or lying or being including any such raw	Rs.25.20 Crores	State Bank Of India Mid Corporate Group Commercial Branch 1443, Trichy Road Coimbatore - 18							



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			materials, articles or goods in course of transit or delivery to the borrower. B)All the borrowers present and future book debts not older than 3 months, outstanding monies receivables, claims, bills rights to or immovable properties and moveable assets and which or now due owing or payable or belonging to the borrower or which may or any time herein after continuance of the security become due owing payable belonging to the borrower in the course of business.									
							Memorandum of deposit for creation of further charge (Form C.10) 18.02.2015	20.03.2015	Paripassu first charge on stock, book debts & other movable assets continuing to secure Rs.25.20 crores, paripassu second charge on immovable properties at various places has been extended to secure Rs.25.20 Crores. (Rs.34.74 crores registered as separate charge under ID no. 10450995) Rs.116.55 crores in respect of other banks are modified as separate charges of respective banks.			



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							<p>1. Supplemental agreement of loan for modification in the overall limits (Form C.1-A)</p> <p>2. Supplemental agreement of hypothecation of goods and assets for modification in the overall limits (Form C.2-a)</p> <p>3. Letter regarding the grant of individual limit within the overall limit (Form C.5)</p>	20.03.2015	<p>Overall working capital limits have been modified from Rs.35.20 crores to Rs.25.20 Crores, consequent to reduction of CC/WCDL limit from Rs.30 Crore to Rs.20 Crores. First charge on stock, book debts and other movable assets (present and future) extended to secure Rs.25.20 Crores. Paripassu second charge on present fixed assets and charge on immovable properties have not been modified.</p>			
							<p>Letter from State Bank of India dt. 15.09.2016</p>	15.09.2016	<p>No change in overall credit facilities of Rs.25.20 Crores. However the windmill properties located at S.F Nos. 361/1, 361/2, 362/6, 362/7, 362/8 and 362/9 at Aralvaimozhi Village already mortgaged by deposit of title deeds dated 30.08.2013 have been released.</p>			



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							State Bank of India Letter Dated 01.08.2019	01.08.2019	The working capital facilities of Rs.2520.00 Lakhs has been modified to Rs.250.00 consequent to reduction of CC/WCDL limit Lakhs vide Bank Letter dated 1st August 2019.																		
							SBI Reduction Letter dated 24.09.2020 Agreement of Loan cum Hypothecation Letter of Arrangement SBI Sanction Letter	28.09.2020	GECL/Cash Credit - Extension of hypothecation on the current assets of the company charged to us under Paripassu first charge basis along with other working capital lenders in Multiple Banking Arrangement The working capital facilities of Rs.250.00 Lakhs has been modified to Rs.285.00 Lakhs vide Bank Letter dated 24th September 2020 and Sanction Letter dated 25th September 2020																		
									<table border="1"> <thead> <tr> <th>Particulars</th> <th>Existing</th> <th>Modified</th> </tr> <tr> <td></td> <td colspan="2">(Amt in Lakhs)</td> </tr> </thead> <tbody> <tr> <td>Cash Credit</td> <td>250.00</td> <td>210.00</td> </tr> <tr> <td>GECL</td> <td>-</td> <td>75.00</td> </tr> <tr> <td>Total</td> <td>250.00</td> <td>285.00</td> </tr> </tbody> </table>	Particulars	Existing	Modified		(Amt in Lakhs)		Cash Credit	250.00	210.00	GECL	-	75.00	Total	250.00	285.00			
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							Sanction Letter dated 05 th January 2022. Agreement of loan cum hypothecation and letter of arrangement	05.01.2022	<p>GECL 1.0 Extension/GECL/Cash Credit - Extension of hypothecation of Stock of Raw Materials, SIP, FG, Receivables and other current assets of the company charged under Paripassu first charge basis alongwith IDBI Bank.</p> <p>The facilities of Rs.285.00 Lakhs has been modified to Rs.322.00 Lakhs vide Bank Letter dated 05th January 2022, Agreement of loan cum hypothecation, letter of arrangement and Sanction Letter dated 05th January 2022</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Existing</th> <th>Modified</th> </tr> <tr> <td></td> <td colspan="2">(Amt in Lakhs)</td> </tr> </thead> <tbody> <tr> <td>Cash Credit</td> <td>210.00</td> <td>200.00</td> </tr> <tr> <td>GECL</td> <td>72.00</td> <td>75.00</td> </tr> <tr> <td>GECL (1..0)</td> <td>-</td> <td>][50.00</td> </tr> <tr> <td>Total</td> <td>285.00</td> <td>322.00</td> </tr> </tbody> </table>	Particulars	Existing	Modified		(Amt in Lakhs)		Cash Credit	210.00	200.00	GECL	72.00	75.00	GECL (1..0)	-][50.00	Total	285.00	322.00	21.02.2024		
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							Satisfaction Letter from the Bank dated 21.02.2024		Credit Facilities sanctioned was paid in full and there are no dues pending.	21.03.2024																				



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2.	90003887 27.04.2002	27.04.2002 Deed of Hypothecation of Goods and assets and facilities agreement with IDBI Bank Ltd	Hypothecation by way of first charge on all goods, Book-debts, and all other movable assets as specified in the agreement.	Rs.40 Crores	IDBI Bank, Viscose Tower, 1078, Avinashi Road, Coimbatore – 641 018																						
							1) Deed of Hypothecation dt.24.11.2014 2) Sanction Letter 24.11.2014	12.02.2015	The existing limit of Rs.Rs.30 Crores has been enhanced to the revised limits of Rs.40 Crores. <table border="1"> <thead> <tr> <th>Particulars</th> <th>Existing Amt (Rs. in Crores)</th> <th>Modified Amt</th> </tr> </thead> <tbody> <tr> <td>CashCredit(CC)</td> <td>25.00</td> <td>25.00</td> </tr> <tr> <td>LC/BG/BC</td> <td>5.00</td> <td>15.00</td> </tr> <tr> <td>TOTAL</td> <td>30.00</td> <td>40.00</td> </tr> </tbody> </table>	Particulars	Existing Amt (Rs. in Crores)	Modified Amt	CashCredit(CC)	25.00	25.00	LC/BG/BC	5.00	15.00	TOTAL	30.00	40.00			Delay in receiving of document from bankers			
Particulars	Existing Amt (Rs. in Crores)	Modified Amt																									
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							1) IDBI Bank Letter Dated 05.09.2020	05.09.2020	The overall limit has been modified from Rs.40.00 crores to Rs.31.20 crores. The details are as follows. <table border="1"> <thead> <tr> <th>Particulars</th> <th>Existing Amt (Rs. in Crores)</th> <th>Modified Amt</th> </tr> </thead> <tbody> <tr> <td>CashCredit(CC)</td> <td>22.00</td> <td>18.45</td> </tr> <tr> <td>LCBD</td> <td>3.00</td> <td>Nil</td> </tr> <tr> <td>LC/BG</td> <td>15.00</td> <td>12.75</td> </tr> <tr> <td>TOTAL</td> <td>40.00</td> <td>31.20</td> </tr> </tbody> </table>	Particulars	Existing Amt (Rs. in Crores)	Modified Amt	CashCredit(CC)	22.00	18.45	LCBD	3.00	Nil	LC/BG	15.00	12.75	TOTAL	40.00	31.20			
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							1) Letter from IDBI Bank dated 24.03.2021	24.03.2021	The overall limit has been modified from Rs.31.20 crores to Rs.9.25 crores. The details are as follows. <table border="1"> <thead> <tr> <th rowspan="2">Particulars</th> <th colspan="2">Existing Modified</th> </tr> <tr> <th>Amt</th> <th>Amt</th> </tr> <tr> <th colspan="3">(Rs. in Crores)</th> </tr> </thead> <tbody> <tr> <td>CashCredit(CC)</td> <td>18.45</td> <td>9.25</td> </tr> <tr> <td>LC/BG</td> <td>12.75</td> <td>3.00</td> </tr> <tr> <td colspan="3">(inner limit to CC)</td> </tr> <tr> <td>TOTAL</td> <td>31.20</td> <td>9.25</td> </tr> </tbody> </table>	Particulars	Existing Modified		Amt	Amt	(Rs. in Crores)			CashCredit(CC)	18.45	9.25	LC/BG	12.75	3.00	(inner limit to CC)			TOTAL	31.20	9.25			
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TOTAL	31.20	9.25																														
3.	100372799 01.09.2020	1.Supplemental Deed of Hypothecation cum Loan Agreement dated 01.09.2020 2.Sanction letter dated 28.08.2020	The whole of the movable properties of the Borrower including its movable plant and machinery, machinery spares, tools and accessories and raw materials, goods, book debts, vehicles and all other movables including receivables, documents of title to goods, outstanding monies, bills, invoice, documents, contracts, insurance policies, guarantee, investments and rights, 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 hereafter from time to time during the continuance of the security of these presents be brought into or upon or be stored or be in or about all the Borrowers offices, premises,	Rs 3.55 Crores	IDBI Bank Limited 72, Mayflower E Castle, Dr.Balasundaram Road, Off Avinashi Rd, ATT Colony, Coimbatore - 641018	Repayable in 36 monthly installments with moratorium period of 12 months from the date of first disbursement. ROI 1.00% above Banks Repo Linked Lending Rate (RLLR) - 8.70% p.a																										



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			<p>factories and godowns or wherever else the same may be or be held by any party to the order or disposition of the Borrower or in the course of transit or on high seas or on order, or delivery, howsoever in the possession of the Borrower and either by way of substitution or addition.</p> <p>All current assets present and future on second pari passu basis, and second pari passu charge basis on all immovable and movable assets, present and future (except those that are exclusively charged to term lenders) under Multiple Banking Arrangement.</p>									
4.	100519284 27.12.2021	1. Agreement for Assignment of Receivables	Exclusive charge on the entire Rent Receivables for the premises stated as per Schedule 1 of Agreement for Assignment of Receivables attached herewith) in favour of Bank.	Rs. 25 Crores	HDFC BANK LIMITED Senapati Bapat Marg, Lower Parel(W) Maharashtra Mumbai - 400013	Exclusive charge on the entire Rent Receivables for the premises stated as per Schedule 1 of Agreement for Assignment of Receivables attached herewith) in favour of Bank. (A) M/S. KYUNGSHIN INDUSTRIAL MOTHERSON PVT. LTD. (KIML) (1, 2 & 3)						



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						(B) HYUNDAI ENGINEERING PLASTICS INDIA PVT LTD (HEPL) (C) KCC PAINT (INDIA) P LTD (KCC) (D)SHINSUNG PETROCHEMICAL PVT LTD (SPL) AND ADDITIONAL TENANTS IF ANY ON THE PROPERTY MORTGAGED WITH TCFSL.						



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							Memorandum recording past transactions of creation of mortgage by delivery of title deeds	30.03.2022	Exclusive charge by way of equitable mortgage on immovable property bearing Sy Nos. 379, 381, 382, 383,384,385,386,387,371 & 390, Situated at Maluguru Village, M Beerepalli Panchayathi, Hindupur, Amamtapur District, By Present modification, the overall limit remains same to Rs.25.00 Cr and the charge is further secured by Exclusive charge by way of equitable mortgage on immovable property bearing Sy Nos. 379, 381, 382, 383,384,385,386,387,371 & 390, Situated at Maluguru Village, M Beerepalli Panchayathi, Hindupur, Amamtapur District,			



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5.	100546237 10.03.2022	1.Loan Agreement dated 10th March 2022 2. Sanction letter dated 07th March 2022	WCTL under GECL shall be secured by a) a second pari passu charge on entire current assets of the company, both present and future and b) A second pari passu charge on the entire fixed assets present and future (except those fixed assets which are exclusively charged to other lenders) offered for the existing facilities of the company along with other Working Capital lenders. The mortgages and charges referred to above shall rank pari-passu with the mortgages and the charges created and/or to be created in favour of other lenders/ financial institutes.	Rs. 1.77 Crores	IDBI Bank Limited Specialised Corporate Branch,72 Mayflower E Castle, Dr.Balasundaram Road, Off Avinashi Rd, ATT Colony, Coimbatore - 641018	Repayable in 60 months inclusive of moratorium period of 24 months. Principal shall be repaid in 36 installments of which 35 installments of Rs.4,92,000/- each from 01.04.2024 and 36th installment of Rs.4,80,000/- on 01.04.2027. RLLR plus 1% p.a - presently effective rate 7.75% p.a						
6.	100603919 08.08.2022	1. Loan-Cum-Hypothecation Agreement (Loan Agreement No. 132576880)	Loan cum Hypothecation agreement for ONE VEHICLE - INNOVA CRYSTA ZX(T) AT	Rs 25 Lakhs	HDFC BANK LIMITED Senapati Bapat Marg, Lower Parel(W) Maharashtra Mumbai - 400013	Loan cum Hypothecation agreement for ONE VEHICLE - INNOVA CRYSTA ZX(T) AT at a tenure of 60 months with an IRR of 7.90% and EMI of Rs 50571/- from 07.09.2022 - 07.08.2027						



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7.	100411115 14.12.2020	1. Deed of Hypothecation dated 14.12.2020	HYPOTHECATION BY WAY OF ASSIGNMENT OF LEASE RENTALS (A) M/S. KYUNGSHIN INDUSTRIAL MOTHERSON PVT. LTD. (KIML) (1, 2 & 3) (B) M/s. HYUNDAI ENGINEERING PLASTICS INDIA PVT LTD (HEPL) (C) M/s. KCC PAINT (INDIA) P LTD (KCC) (D) M/s. SHINSUNG PETROCHEMICAL PVT LTD (SPL) AND ADDITIONAL TENANTS IF ANY ON THE PROPERTY MORTGAGED WITH TCFSL.	Rs. 21 Crores	TATA CAPITAL FINANCIAL SERVICES LIMITED 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013							
							Memorandum of Deposit of Title Deeds dated. 25.06.2021	25.06.2021	The Charge extends to the due repayment of the principal amount of Rs. 21 Crores including Interest, Additional Interest, Charges, Costs, Expenses and all other monies payable under the Facility Agreement dated 14.12.2020 MORTGAGE OF PROPERTY SITUATED AT SURVEY NO'S 382/2, 383/3, 384/1, 384/2, 384/3, 384/4, 384/5, 385/1, 385/2, 385/3, 386/1, 386/2, 386/3, 386/4, 386/5, 379/6, 387/1, 387/2, 387/3, 379/3, 379/4, 379/5, 381/1, 383/2 MEASURING TOTAL AREA OF 54.64 ACRES - MALUGURU, HINDUPUR MANDAL,			



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									ANANTHAPURAM DIST, ANDHRA PRADESH, 515212. To further secure the loan amount of Rs. 21 Crores, the borrower have mortgaged its immovable property situated at Hindupur Mandal with TCFSL more particularly described in Item No1 Annexure 2 attached to Memorandum. Other terms and conditions remains unchanged.			
							Satisfaction Letter from the Bank dated 20.01.2022	20.01.2022	Credit Facilities sanctioned was paid in full and there are no dues pending.	01.03.2022		Procedural delay from Bank

