

DETAILS OF ENCUMBRANCES FOR JP NORTH CELESTE

- (a) The rights of real estate project have been mortgaged in favour of Catalyst Trusteeship Limited on behalf of the lender Piramal Finance Limited as per the terms of Indenture of Mortgage dated 15th May, 2017 registered in the Office of the Joint Sub-Registrar of Assurances in Bombay – 5 and bearing Sr. No. BBE – 5- 3004/2017 dated 17th May 2017 for Securing Non-Convertible Debentures. The mortgage also includes some other projects which are being developed by the Promoter and/or its group entities.

- (b) There are litigations pending as given hereinbelow :

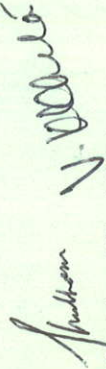
Sr. No.	Survey No./Project Name	COURT NO./JUDGE/MAGISTRATE	CASE NO./ Type Of Case	PARTIES	Preventive/Injunction/Interim Order whether passed	STATUS
1	Survey N. 224/1A and 224/1B of village Ghodbunder, Tal. & Dist. Thane	12-13th CJSD, Thane District Court	SCS 178/2013	Prabhakar Sitaram Patil & 37 Others v. RNA Builders & 18 Ors.	No	For Report
2	Survey N. 224/1A and 224/1B of village Ghodbunder, Tal. & Dist. Thane	Civil Court Senior Division, Thane	Sp. Civil Suit No. 353 of 2008	Goyal Properties and Estate Private Limited and Anr. v. Smt. Parvatibai Rajaram Patil and 17 Ors.	No	Awaiting Summons
3	Survey N. 224/1A and 224/1B of village Ghodbunder, Tal. & Dist. Thane	Notice of Lis Pendens registered on 11th July 2008 and registered with the office of the Sub-Registrar of Assurances at Serial No. TNN-2/6221 of 2008,	Private Criminal Case No. 107 of 2009	M/s Rajdeep Realtors Pvt. Ltd. v. Mr. Mozes Joseph Toperi	No	For Report
4	Sur. No.110/1, 25/3,110/4,112/4, and 110/3, 110/1 of Village Ghodbunder, Thane	7-10th Joint CJSD, Thane District Court	RCS/403/2016	Hemlata Uday Patil and 3 others v. R N A Corporation Private Limited Company and 7 others	No	For Issues

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- (c) A part of Survey no. 110, Hissa no. 1 (part) was declared surplus vacant land as per the provisions of Urban Land Ceiling & Regulation Land Act, 1976 by order dated 31st March, 1988 passed under section 8(4) of the said Act. Pursuant thereto, the Competent Authority constituted under the said Act passed an order dated 29th August, 1994 approving a scheme under section 20(1) of the said Act as per the terms and conditions set out therein. The said scheme approved by the Competent Authority was revalidated by order dated 21st July, 2016 and the said extension is valid up to 3rd August, 2017. As per the said scheme tenements adm in total 4040 sq mtrs should comprise 40 sq mtrs each, out of which 5 tenements have to be surrendered to the government. The occupation certificate in respect of the remaining premises coming up on or corresponding to Survey no. 110, Hissa no. 1 (pt) or part thereof shall be granted only after discharge of obligation cast on the Owners under the scheme framed as above under section 20 (1) of the said Act. As per an understanding between the Owners and the Developer, as is set out in deed dated 14th February, 2017 notarized on 20th February, 2017 executed by the said Owners, the Owners have confirmed that it will be their responsibility to discharge the obligation arising out of the scheme sanctioned under section 20(1) of the said Act from their share of the constructed premises, so that the Developer's Premises shall be free of any ULC Act obligations.

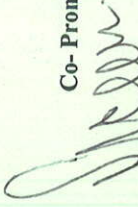
Promoter



Authorised Signatory Vikash Khetan

JP Infra Mumbai Private Limited

Co- Promoter



Director Sadanand Hajare

SPH Agro Farms & Estate Private Limited