

10/05/2018

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 is one litigation pending as given hereinbelow :

Sr. No.	Survey No./ Project Name	COURT NO./JUDGE/ MAGISTRATE	CASE NO./ Type of Case	PARTIES	Preventive /Injunction /Interim Order	STATUS
1	Survey No.'s 224/1A and 224/1B of Village Ghodbunder, Tal. & Dist. Thane	7th Joint Civil Judge, Senior Division, Thane	Spl. C.S. No. 178/2013	Prabhakar Sitaram Patil & 37 Ors. v. RNA Builders & 18 Ors.	No	Order on Exh.

(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. A further extension has been applied for. 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 Owner of the land under the scheme framed as above under section 20 (1) of the said Act. As per an understanding between the Owner of the land and the Developer, as is set out in deed dated 14th February, 2017 notarized on 20th February, 2017 executed by the said Owner of the land, the Owner of the land 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
JP Infra Mumbai Private Limited

Vikash Khetan
Authorized Signatory
Vikash Khetan

Promoter 2
SPH Agro Farms & Estate Private Limited

Sadanand P Hajare
Director
Sadanand P Hajare

