



KALPA-TARU®

TO WHOMSOEVER IT MAY CONCERN

Subject: Declaration with regard to CERSAI Report

Ref: Declaration in respect of all those pieces and parcels of lands bearing Survey No. NEW S.NO. 19/1B, 19/2, 19/3, 19/ss4, 19/5, 19/6(pt.), 19/7, 19/9 to 19/12, 19/13/A, 19/13/B, 19/14, 19/15, 19/16A, 19/16B, 19/17 to 19/19, 19/20/A, 19/20/B, 19/21, 19/22, 19/24, 19/25/A, 19/25/B, 19/26, 19/27/A, 19/27/B, 19/28, 19/34/B, 19/34/C, 19/35, 19/36, 19/39/A, 19/39/B, 19/41/A, 19/41/B, 19/44, 19/46, 20/1 to 20/3, 80/2/B, 80/2/C, 82, 83/2/B/2, 83/4/1/B, 83/4/2/A, 83/4/2B, 83/6/B, 83/7/A, 83/7/B, 83/7/C, 83/11/B, 83/12, 85/3, 85/4, 86/1/B, 86/2/B, 86/3/B, 87/1/C & 81 of village Balkum, Thane (w). (Land)

Project Name: Primera

With reference to CERSAI Report which was uploaded by the lender/security trustee on the CERSAI website in relation to the aforesaid Project, wherein only part of the various survey numbers has been mentioned in CERSAI report. In this regard, we hereby state and declare that kindly consider all the above referred survey nos. for the attached CERSAI Report. We hereby reiterate and state that the Promoter has availed a secured financial credit facility and accordingly, a charge has been created on the said Property in the favour of debenture trustee, Vistra ITCL (India) Limited

For Agile Real Estate Private Limited,

Authorized Signatory

Date – 19th March 2024

AGILE REAL ESTATE PRIVATE LIMITED

CIN No : U70102MH2008PTC177239

101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. India.

Tel +91 22 3064 5000 • Fax +91 22 3064 3131

**CERSAI**Central Registry of Securitisation Asset
Reconstruction and Security Interest of India**Asset Based Search Report****CERSAI Details**

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	05-03-2024 19:11:35.490
Transaction ID / QRF NO	200299367969
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200299367969
Created By	PUSER
Creation Timestamp	05-03-2024:19:09:23.000
Search Reference Number	7870125962751

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Commercial
Description Of Asset	
Survey Number / Municipal Number	19 20 21 80 82
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	Agile
Street Name / Number	
Pocket	
Locality / Sector	Thane
City / Town / Village	Balkum
District	Thane
State / UT	Maharashtra
Pin Code / Post Code	400608

Search Output Details



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Details

Asset ID	200073353104
Asset Category	Immovable
Type Of Asset	Commercial
Description Of Asset	Commercial Plot
Survey Number / Municipal Number	19 20 21 80 82
Plot Number	...
Area	58620.0
Area Unit	Square Metre
House / Flat Number / Unit No	...
Floor No	...
Building / Tower Name / Number	...
Name of the Project / Scheme / Society / Zone	Agile
Street Name / Number	...
Pocket	...
Locality / Sector	Thane
City / Town / Village	BALKUM
District	Thane
State / UT	Maharashtra
Pin Code / Post Code	400608
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400072016444
Transaction Id	200274086626
Total Secured Amount	11250000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	First ranking Mortgage
Entity Identification Number	TXNX9X1X7X2X2X2X
Created By	F007500003
SI Creation Date In Bank	20-10-2022
SI Registration Date In CERSAI Portal	12-07-2023:15:57:29.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	Agile Real Estate Private Limited	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Indian Company	Agile Real Estate Private Limited	NA
2	Indian Company	Ambrosia Enviro Farms Private Limited	NA
3	Indian Company	Arena Orchards Private Limited	NA
4	Indian Company	Kalpataru Limited	NA
5	Indian Company	Kalpataru Hills Residency Private Limited	NA
6	Indian Company	Agile Real Estate Dev Private Limited	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC Mumbai

Original View

Security Interest ID	400072016444
Transaction Id	200274086626
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Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC Mumbai

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200274086626	Registered Mortgage	Registration	F007500003	12-07-2023 15:57:29.000	F007500003	12-07-2023 15:57:29.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---