

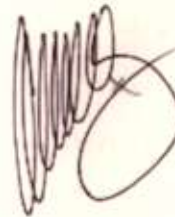
Shree Ahuja Properties Private Limited

CIN : U45200MH1999PTC122359 | Email : contactus@ahujagroup.com

Details of Encumbrance

We Shree Ahuja Properties Pvt. Ltd. declare that our Real estate Project Pali Hill situate, lying and being on Plot bearing CTS No. C/1651, C /1653 and C/1654 of Village Bandra situated at Ambedkar Road Bandra (West) Mumbai – 400050. Demarcated by its boundaries CST No. 1652 Ambedkar Road to the East, CTS No. 1348 Narang House-40 to the West, CTS No. 1650 Jeevan Jagruti to the North and CTS No. 1655 and 1656 Kenwood CHS Pvt. Ltd. to the South. Division Konkan, Village Mumbai, District Mumbai Suburban, pin 400050 admeasuring 4046.00 sq.mts. has the following charge created by us;

- 1) Deed of Mortgage dated 8th February 2019 executed between Red Rose Buildcon Pvt Ltd (Borrower), Shree Ahuja properties Pvt Ltd (Co-Borrower), and Indiabulls Commercial Credit Ltd registered under serial number BDR-1442/2019 in respect of all the rights of Shree Ahuja Properties Pvt Ltd arising from the Lease and Development Agreement dated 31st August 2018 executed by The Bandra Trilok Cooperative Housing Society on the plot of land bearing CTS. No. C/1651 and C/1654 admeasuring 3,980 sq mtr and the FSI/benefits/entitlement arising from a portion of land admeasuring 65.22 sq mtr comprised in CTS nos. C/1653 and C/1654 reserved for setback which is to be handed over to Municipal Corporation of Greater Mumbai , for availing project finance of up to Rs.207 cores.



The art of extraordinary living.

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- 2) Deed of Mortgage dated 8th February 2019 executed between Shree Ahuja properties Pvt Ltd (Mortgagor), and Indiabulls Commercial Credit Ltd registered under serial number BDR-1826/2019 in respect of all the rights of Shree Ahuja Properties Pvt Ltd arising from the Lease and Development Agreement dated 31st August 2018 executed by The Bandra Trilok Cooperative Housing Society on the plot of land bearing CTS. No. C/1651 and C/1654 admeasuring 3,980 sq mtr and the FSI/benefits/entitlement arising from a portion of land admeasuring 65.22 sq mtr comprised in CTS nos. C/1653 and C/1654 reserved for setback which is to be handed over to Municipal Corporation of Greater Mumbai, as an additional security for a loan of up to Rs.137 crores availed by Snehanjali Properties Pvt Ltd (Borrower) and Snehanjali & SB Developer Pvt Ltd. (Co-Borrower).

For Shree Ahuja Properties Pvt. Ltd.
For Shree Ahuja Properties Pvt. Ltd.

Director
Director / Authorised Signatory



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