# SHREE SAI REALTORS

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SAI GROUP

## ENCUMBRANCE CERTIFICATE

Date: 11th February 2026

To,
Maharashtra Real Estate Regulatory Authority

**Sub: Encumbrance on Project**

Re: **Details of encumbrances and mortgage / charge / lien in respect Project 'Sai Shankar' located at** Exclusive charge by way of Mortgage of development rights of project 'Sai Shankar' situated at (i) Final Plot No. 19 of TPS III of Ghatkopar corresponding to CTS No. 5957 admeasuring 1,859.26 Sq. Mtrs. as per Indenture (of Conveyance) dated 05.02.1969 and admeasuring 1,745 Sq. Mtrs. as per Property Card Extract and Development Agreement dated 20.09.2022 and (ii) Final Plot No. 20 of TPS III of Ghatkopar corresponding to CTS No. 5958 admeasuring 1,475 Sq. Mtrs. as per Indenture (of Conveyance) dated 21.11.1973 and admeasuring 1,405.50 Sq. Mtrs. as per Property Card Extract and Development Agreement dated 27.09.2022 of Village Ghatkopar Kirol, Taluka Kurla, District Mumbai Suburban, situated at Ghatkopar (East), Mumbai 400077. **("Project Land")**

Dear Sir/Madam,

This is to confirm that **Shree Sai Realtors** has the legal title to the Project Land on which Project 'Sai Shankar' is being developed and **Shree Sai Realtors** has availed a construction finance facility of **Rs. 550000000/-** (Rupees Fifty Five Crores only) from Piramal Finance Limited ("**Facility**").

The repayment of the Facility has been secured by:

- Exclusive charge by way of Mortgage of development rights of project 'Sai Shankar' situated at (i) Final Plot No. 19 of TPS III of Ghatkopar corresponding to CTS No. 5957 admeasuring 1,859.26 Sq. Mtrs. as per Indenture (of Conveyance) dated 05.02.1969 and admeasuring 1,745 Sq. Mtrs. as per Property Card Extract and Development Agreement dated 20.09.2022 and (ii) Final Plot No. 20 of TPS III of Ghatkopar corresponding to CTS No. 5958 admeasuring 1,475 Sq. Mtrs. as per Indenture (of Conveyance) dated 21.11.1973 and admeasuring 1,405.50 Sq. Mtrs. as per Property Card Extract and Development Agreement dated 27.09.2022 of Village Ghatkopar Kirol, Taluka Kurla, District Mumbai Suburban, situated at Ghatkopar (East), Mumbai 400077 along with present & future constructions thereon excluding sold units, society lien units and tenants share.

201, Sai Plaza, Jawahar Rd, Opp. Ghatkopar railway station, Ghatkopar (E), Mumbai 400 077 • T: 022 2501 1199 / 022 2501 1750 • E: shreesai@hotmail.com

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- Exclusive charge by way of Hypothecation over Project receivables, Project collection account and moveable assets of the Project.
- Exclusive charge by way of Hypothecation of the entire partnership interest in the Borrower.
- Exclusive Charge over the Escrow Account as permitted under applicable law
- Unconditional and irrevocable personal guarantee of Mr. Sreedharan Krishnan Muthathyan & Mr. Leebin Sreedharan Muthathyan
- Post-dated/ undated cheques for scheduled interest and principal payments
- Demand Promissory Note
- Shortfall undertaking from Promoters
- ISRA equal to 3 months of interest on loan outstanding

A Mortgage cum charge deed dated 29-01-2026 has been registered by **Shree Sai Realtors** in favor of Piramal Trusteeship Services Private Limited (acting on behalf of Piramal Finance Limited) at the office of the Sub-registrar of Mumbai- 27. under Document serial no. MBE27-1752-2026 on the Project Land.
Thanking You,

Yours faithfully,

**Shree Sai Realtors**

SHREE SAI REALTORS MUMBAI GHATKOPAR

**Authorized Signatory**

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