

Kapstone Constructions Pvt. Ltd.

Regd. & Corporate Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (E),
Mumbai - 400 069. Tel.: + 91 - 22 - 6676 6888 Fax: + 91 - 22 - 6676 6999.
E-mail: comehome@rustomjee.com. Web : www.rustomjee.com

To Whomsoever It May Concern

We hereby confirm that there is an Encumbrance created on Project "Urbania" consisting Azziano, Acura, Atelier, Athena & Aurelia Towers in favour of IDBI Trusteeship Services Limited and details of the same are as follows:

Azziano Towers A, B & C

- Charge over Unsold area of Residential Towers Azziano A, B & C admeasuring 6,150 Sq. Ft.
- Description of Mortgage Land:
Mortgage of all that pieces and parcels of land bearing CTS No. 14/1, 15/2, 15/3, 15/4, 16/2a, 16/3, 16/4, 16/5, 16/6a, 17/3, 17/4, 17/5, 17/6 admeasuring about 9239.12 square meters in project "Azziano Phase I" situated at Thane together with all buildings and structures thereon, both present and future.

Azziano Towers E, F, G, H, I, J & K (Excl. Tower D & L)

- Charge over Saleable area of Residential Towers Azziano E, F, G, H, I, J & K admeasuring 17,35,159 Sq. Ft. consisting of Total Sold area of 727,980 Sq. Ft and Unsold area of 10,07,179 Sq. Ft.
- Description of Mortgage Land:
Mortgage of all piece and parcels of land bearing Survey no. 49/1, 49/2, 49/3, 50/1A, 50/2, 50/3, 51/1, 51/2, 51/3, 51/4 part, 51/5 part & 383 part having total land area of 25,644.54 square meters or thereabouts situated at Village Majiwade, Thane West, Taluka and District Thane

Azziano Towers D & L

- Exclusive charge on Development Rights of Azziano Towers D & L having total saleable area of 520,350 Sq. Ft.

Acura Towers

- Charge over Unsold area of Residential Towers of Acura admeasuring 13,482 Sq. Ft.
- Description of Mortgage Land:
Mortgage of all that pieces and parcels of land bearing CTS No. 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4 & 55/5 admeasuring about 13,248.25 square meters in project "Acura" situated at Thane together with all buildings and structures thereon, both present and future.



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Athena Towers

- Charge over Unsold area of Residential Towers of Athena admeasuring 13,203 Sq. Ft.
- Description of Mortgage Land:
Mortgage of all that piece and parcel of land bearing Survey No. 12 Hissa No. 1 to 4, Survey No. 13 Hissa No. 1 to 3 and Survey No. 84 (Part) admeasuring about 11457.77 Sq. Mtrs in project "Athena" situated at Village Majiwade, Thane West.

Atelier Towers

- Charge over Unsold area of Residential Towers of Atelier admeasuring 4,155 Sq. Ft.
- Description of Mortgage Land:
Mortgage of all that piece and parcel of land bearing Survey No. 14 Hissa No. 1 admeasuring about 505.88 Sq. Mtrs, Survey No. 15 Hissa No. 1 admeasuring about 3149.96 Sq. Mtrs, Survey No. 15 Hissa No. 3 admeasuring about 1202.26 Sq. Mtrs and Survey No. 15 Hissa No. 5 admeasuring about 1610.84 Sq. Mtrs in project "Atelier" situated at Village Majiwade, Thane West.

Aurelia Tower

- Charge over Saleable area of Residential Tower of Aurelia admeasuring 226,745 Sq. Ft. having sold area of 132,293 Sq. ft. and unsold area of 94,452 Sq. Ft.
- Description of Land:
Mortgage of all that piece and parcel of land bearing Survey No. 51/6 (Part), 51/7 (Part), 51/8 (Part), 51/9 (Part), admeasuring about 14,790 Sq. Mtrs in project "Aurelia" situated at Village Majiwade, Thane West.

Azziano Commercial

- Exclusive mortgage and charge on property being the developmental right along with the future/additional FSI admeasuring 11,195 Sq. Mtrs to be utilized for construction of units buildings/commercial and other premises arising out of the larger layout of Rustomjee Urbania.

Thanking you.

For Kapstone Constructions Pvt. Ltd.


Authorized Signatory

Date: 23.06.2017

Place: Mumbai

