

JAYKALI DEVELOPERS PRIVATE LIMITED

All Correspondence to : SP Centre, 41/44 Minoo Desai Marg, Colaba, Mumbai - 400 005.

Tel. No. +91 22 6749 0000 Fax No. +91 22 6633 8176

28th January 2022

To

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, Housefin Bhavan,

Plot No. C - 21, E - Block, Bandra Kurla Complex,

Bandra (E), Mumbai 400051.

Dear Sir/ Madam,

Ref.: Project known as “SHAPOORJI PALLONJI SKYRAA AT NORTHERN LIGHTS” being T5 building being constructed on part of the land bearing Survey No.509 and Survey No 510/A [formerly 510(part)] of Village Panchpakhadi situate, lying and being at Subhash Nagar, Pokhran Road No.2, Thane (West) 400 610.

Sub: Declaration of Encumbrances

Following are the details of Encumbrances for the subject project under reference as on date:

Pursuant to an Indenture of Mortgage dated 27th July 2018, executed by and between Jaykali Developers Private Limited (“the Promoter”), therein referred to as the ‘Borrower’/‘Mortgagor’, Catalyst Trusteeship Limited, therein referred to as the ‘Security Trustee’ on behalf of L&T Finance Limited, therein referred to as the ‘Lender’ and registered with the office of the Sub-Registrar of Assurances under Serial No.TNN-5/10695 of 2018, the said Jaykali Developers Private Limited has mortgaged in favour of the Security Trustee, *inter alia* its development rights in respect of aforesaid land together with all benefits in any form including the receivables, specific buildings and structures to be constructed thereon both present and future as mentioned therein, to secure the repayment of amounts and on the terms and conditions contained therein for the loan amount of Rs. 500 Crores.

In addition to the above and pursuant to an Indenture of Mortgage dated 24th November 2021 executed by and between the Promoter, the Security Trustee and L & T Finance Limited, and registered with the office of the Sub-Registrar of Assurances under Serial No.TNN-2/22593 of 2021, to secure the loan amount of Rs. 45 Crores, the Promoter has mortgaged in favour of the Security Trustee, *inter alia* second ranking charge over the development rights in the said Larger Property together with all benefits in any form including buildings numbers T1, T2, T3, T4 and T5 with retail to be constructed on a portion of free sale component as stated therein and including unsold or not agreed to sellable units/flats and unsold saleable area comprised therein and receivables from sold or agreed to sellable of sold units/flats as stated therein, to secure the repayment of amounts and on the terms and conditions contained therein.



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Jaykali Developers Private Limited has created Charge ID 100195040 and 100511633 with the Registrar of Companies.

This is for your information and record.

Yours truly,

For Jaykali Developers Private Limited

Sreeram Kuppa

Authorised Signatory



Regd. Office : 70, Nagindas Master Road, Fort, Mumbai - 400 023. Tel.: +91 22 2267 3924

Corporate Identification No. : U45400MH2010PTC210326