

LIST OF ENCUMBRANCES

DEFINITIONS:

HB – Hem Bhattad, which is an Association of Persons.

HEM – Hem Infrastructure and Property Developers Private Limited

HDFC – Housing Development Finance Corporation Limited

MBC – Messrs. M.B Constructions

MBDC- Messrs. M.B Development Corporation

RMBCL – R.M. Bhuter & Company Limited

PLL – Peninsula Land Limited

MCGM – Municipal Corporation of Greater Mumbai

DISCLOSURES :

1. By and under a unilateral Indenture of Mortgage dated 28th July, 2017 under Serial No BBE1/3824/2017 made and executed by RMBCL, MBC, MBDC, HEM Bhattad AOP and PLL (Mortgagors) and ICICI Bank Limited (Mortgagee) the property bearing C.S no 163 has been mortgaged in favour of ICICI Bank Limited for securing the repayment of **Rupees 200 Crores** by HEM Bhattad AOP.
2. By and under Facility Agreement dated 15th June 2017 executed between Peninsula Land Limited (PLL) and ICICI Bank Limited for Rs. 300 Crs Rupee Term Loan Facility availed by PLL, the Company is in process of creating charge over Development Rights of the property to secure the Facility availed from ICICI Bank Ltd.
3. By and under a Debenture Trust Deed dated 6 June 2016 registered with the Sub-Registrar of Assurances at Mumbai under serial no. BBE1/4804/2016 executed between Truewin Realty Limited (therein

Vom

PENINSULA LAND LIMITED

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referred to as the Company) and Peninsula Land Limited (therein referred to as the PLL) and IL&FS Trust Company Limited (therein referred to as the Debenture Trustee), PLL has transferred and conveyed unto the Debenture Trustee by way of continuing security on first charge basis by way of an English mortgage three units in the Tower A, proposed to be constructed on the Project Land, i.e. (i) unit no. 1301 (ii) unit no. 1304 and (iii) unit bearing no. 3801 together with receivables of the aforesaid units on the covenants, terms and conditions set out therein. The Index II is attached herewith.

4. By and under a Right of Way Agreement dated 4th December, 2015 registered under Serial No. BBE-1/12634 of 2015, executed between RMBCL (Grantor), HEM Bhattad AOP(First Confirming Party) and PLL(Second Confirming Party) and MB Constructions (First Grantee) and MB Development corporation (Second Grantee), an irrevocable, perpetual and non-exclusive right of way has been granted in favour of the First Grantee, Second Grantee in common with the First Confirming Party, Second Confirming Party and Grantor, in respect of a portion of the Project Land, and on such other terms and conditions more particularly set-out in ROW Agreement.
5. By and under Amended Right of Way agreement dated 29th July, 2017 registered under Serial No. BBE3/5363/2017executed between RMBCL (Grantor), HEM Bhattad AOP(First Confirming Party) and PLL(Second Confirming Party) and MB Constructions (First Grantee) and MB Development corporation (Second Grantee), the parties have decided to amend the ROW Agreement as more particularly mentioned therein.
6. Third Party Rights have been created by PLL and HB, in favour of Allottee/s by way of registered agreements, who have booked the flats in the proposed towers of the Project.

LITIGATIONS :

1. Municipal Appeal bearing no. 221 of 2015 (stamp no. 227 of 2012) in the Small Causes Court at Mumbai, between RMBCL, against MCGM, praying interalia that the orders passed by the investigating officers fixing the rateable value in respect of the said Property are illegal and invalid;
2. Writ Petition No. 1677 of 2016, in the High Court of Judicature at Bombay, filed by MCGM against RMBCL, being aggrieved by the order



dated 23 September 2015 passed by the Hon'ble Small Causes Court in Municipal Appeal bearing no. 221 of 2015 (Stamp no. 227 of 2012);

3. Writ Petition No. 1200 of 2015, filed by RMBCL against State of Maharashtra & Ors., in the High Court of Judicature at Bombay, interalia praying for striking down of the municipal assessment bills that have been raised by the Assessor & Collector, Municipal Corporation of Greater Mumbai under the capital value system;
4. Writ Petition No. 1730 of 2011, filed by Hem Bhattad AOP & Others against State of Maharashtra & Others, in the High Court of Judicature at Bombay, to forthwith grant approval to the proposal of Hem Bhattad AOP & Ors for the cluster/joint development in respect of the Project Land alongwith other properties being land bearing C.S.Nos. 181, 1/183, 186, 182, 161 and 1/161 with FSI of 4.0 of the gross plot area and such other prayers as stated therein.

Authenticated by
For **PENINSULA LAND LIMITED**



AUTHORIZED SIGNATORY