



ASHWIN S. VASISTA
BLS, LLB

20th May 2022

To,
TwentyFive South Realty Limited
Hindoostan Mills Compound,
Kashinath Dhuri Marg,
Off Veer Savarkar Road,
Prabhadevi, Mumbai-400025

Subject: EMCUMBRANCE CERTIFICATE

Dear Sir

This is to certify that the properties/ land(s) (as more particularly detailed hereunder) on which (or part thereof) the project which has been registered in terms of Real Estate Regulation & Development Act, 2016 is beign/ shall be developed, and the receivables from such properties and the project have been mortgaged/ encumbered/ charged by Twenty-Five South Realty Limited as per the details below mentioned.

1. Debenture Trust cum Mortgage Deed between Twenty-Five South Realty Limited as the Issuer and Catalyst Trusteeship Private Limited as Debenture trustee for Rs.4,25,00,00,000/- (Rupees Four Hundred and Twenty-Five Crores only) dated vide registration no. BBE3-10405-2020 dated 24th December, 2020 which facility has been fully repaid except for residual debentures.
2. Junior Debenture Trust cum Mortgage Deed between Twenty-Five South Realty Limited as the Issuer and Catalyst Trusteeship Private Limited as Debenture trustee for Rs. 9,74,00,00,000/- (Rupees Nine Hundred and Seventy-Four Crores only) dated vide registration no. BBE3-10403-2020 dated 24th December, 2020.
3. Previous Loan between IndiaBulls Housing Finance Limited and Twenty Five South Realty Limited for Rs.10,02,00,00,000/- (Rupees One Thousand and Two Crores only) dated vide registration no. BBE4-2563-2018 dated 9th March, 2018 had been fully satisfied/ closed as per the Deed of Release of Mortgage dated 24th December, 2020 vide registration no. BBE3-10399-2020



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4. Amended Debenture cum Trusteeship Deed has been executed vide registration no. BBE-3-9030/2/26/2022 dated 17/05/2022 has been executed between Twenty Five South Realty Limited and Catalyst Trusteeship Limited for additional funds of three billion and Five Hundred Million in the form of senior, secured, redeemable and non-convertible Additional Debentures.

DETAILS OF THE PROPERTIES

Property known as 25 South on that piece and parcel of plot of land bearing C.T.S. NO. 1211 TPS IV admeasuring around 21,489 sq. mts. of Mahim Division, situated at Yadav Patil Marg, off. Veer Savarkar Marg, Prabhadevi, Mumbai 400025 owned by Twenty Five South Realty Limited butted and bounded by in the

- On or towards East by : F.P. NO 1210, 1217, 1219, 1222 of TPS IV, Mahim Division
- On or towards West by : F.P. NO 1215 of TPS IV, Mahim Division: 13.40 m wide D.P Road
- On or towards South by : F.P. NO 1216(3) of TPS IV, Mahim Division
- On or towards North by: 13.40 m wide Yadav Patil Marg

Thanking you,
Place: Mumbai

Ashwin Vasista
Advocate