

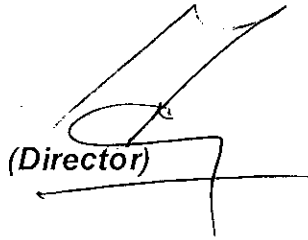
Date: March 25, 2019

Details of Encumbrances

1. By Indentures of Mortgage dated 30th March, 2016(**"First Mortgage"**) Puranik Builders Pvt Ltd(now known as Puranik Builders Ltd) (**"Puranik Builder"**) and Puranik Buildcon Pvt. Ltd(**"Promoter"**) and others, have mortgaged the said Property, alongwith other properties to ILFS Trust Company Ltd(**"ILFS"**)(now known as "VISTRA ITCL (India) Limited"(**"Vistra"**) as the Security Trustee of KKR India Asset Finance Private Limited(**"KKR"**) as a security for repayment of loans of Rs. 100,00,00,000/- (Rupees One Hundred Crores only) availed by Puranik Buildcon and Rs. 65,00,00,000/- (Rupees Sixty Five Crores only) availed by Puranik Builder from KKR. The said Indenture of Mortgage is duly registered with the Sub-Registrar of Assurance at Pune at Sr.No. HVL22/6235/2016 on 22nd April, 2016.
2. The Puranik Builder has requested KKR for term loan Facility of Rs 75,00,00,000/-(Rupees Seventy Five Crore Only) and additional credit facility of Rs 50,00,00,000/-(Rupees Fifty Crore Only). To secure the said aggregate amount of Rs. 125,00,00,000/- (Rupees One Hundred Twenty Five Crores only) Puranik Builder, Puranik Buildcon, Puraniks Supreme Enterprises(**Puraniks Supreme**) and Puranik Construction Pvt Ltd(**Puranik Construction**) by Indentures of Mortgage dated 18th July, 2018(**"Third Mortgage"**) have mortgaged the said Property, alongwith other properties to VISTRA, the Security Trustee of KKR. The said Third Mortgage is registered with the Sub-Registrar of Assurance at Pune at Sr.No. HVL22/10923/2018.
3. Puranik Builder has repaid sum of Rs.65,00,00,000/- (Rupees Sixty Five Crores only) secured under First Mortgage and Puranik Buildcon have further requested for financial assistance of Rs.200,00,00,000/- (Rupees

Two Hundred Crores only) to KKR, thereby increasing in principal amount from Rs.100,00,00,000/- (Rupees One Hundred Crores only) to Rs.300,00,00,000/- (Rupees Three Hundred Crores only). To secure the said sum of Rs.300,00,00,000/- (Rupees Three Hundred Crores only) Puranik Buildcon, Puranik Builder, Puranik Supreme and Puranik Constructions by Amended and Restated Indenture of Mortgage dated 18th July 2018, have mortgaged the said property and other properties to Vistra, the Security Trustee of KKR. The said Amended and Restated Indenture of Mortgage is duly registered before the Sub-Registrar of Assurance, Pune at Sr. No.HVL-22/10924/2018.

For Puranik Buildcon Private Limited


(Director)