

TO WHOMSOEVER IT MAY CONCERN

The Promoter has created mortgage over larger land under the approved layout (including the Project property i.e. Mayfair Virar Garden Building Number 23, 24 and 25) in favour of IDBI Trusteeship Services Limited, a company registered under the Companies Act, 1956 having its registered office at Asian Building, 17, R Kamani Marg, Ballard Estate, Mumbai 400 001, on account of private placement of Debentures to India Real Estate Investment Fund, managed by ICICI Ventures Funds Management Company Limited, having its registered office at Ground Floor, ICICI Venture House, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025 and branch office at 23/4, Prestige Takt, Kasturba Road Cross, Bangalore 560 001, the details of property mortgaged is mentioned below :

All that piece or parcel of free-hold non-agricultural land admeasuring 16,068.63 sq. mtrs. in the aggregate, comprised in the following survey numbers where Project MAYFAIR VIRAR GARDENS is being developed:

- Sy. No. 195/1(part) area admeasuring 433 sq. mtrs. (out of area of 3,230 sq. mtrs.),
- Sy. No. 195/2(part) area admeasuring 269 sq. mtrs. (out of area of 1,500 sq. mtrs.),
- Sy. No. 213 (part) area admeasuring 105 sq. mtrs. (out of area of 11,630 sq. mtrs.),
- Sy. No. 214 (part) area admeasuring 6,822.69 sq. mtrs. (out of area of 12,490 sq. mtrs.),
- Sy. No. 215 (part) area admeasuring 5,689.28 sq. mtrs. (out of area of 6,900 sq. mtrs.),
- Sy. No. 216 (part) area admeasuring 1,465 sq. mtrs. (out of total area of 9,510 sq. mtrs.),
- Sy. No. 224/1 (part) area admeasuring 1,184.66 sq. mtrs. (out of area of 4,330 sq. mtrs.),
- Sy. No. 224/2 area admeasuring 100 sq. mtrs.

situate at the Revenue Village Bolinj, within Bolinj Gram Panchayat and within the limits of the Panchayat Samiti-Vasai, Zilla Parishad Thane, Taluka and Registration Sub-district Vasai, District Thane, together with all buildings, structures, towers, together with all entitlements of the Joint Mortgagors under the Project Documents of Mayfair Virar Gardens, all the developmental rights of Mayfair Housing and all rights, title, interest, benefits, claims, and demands of whatsoever of the Joint Mortgagors in, to or in respect of all the aforesaid assets, all liberties, privileges, easements, advantages, assets, amenities and appurtenances whatsoever to and arising in relation thereto and bounded as follows:-

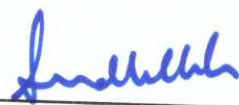
On or towards the North: By plot bearing Sy. Nos.392 (part), 195/2 (part).

On or towards the South: 20-meter D.P. Road.

On or towards the East: D.P. Road.

On or towards the West: By plot bearing Sy. Nos. 213 (part), 214 (part), 195/1 (part).

For Mayfair Housing



Anuradha Nayan Shah
Partner

Mumbai, dated 8th February 2021

