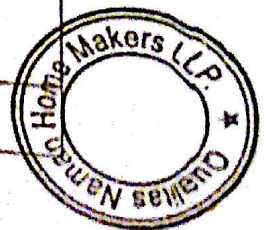


DETAILS OF ENCUMBRANCES

DETAILS OF MORTGAGE/ CHARGE					
S. N.	Facility Amount (INR)	Purpose	Charge Holder/ Mortgagee	Mortgagor	Description of security
1.	16,00,00,000/-	For cost being incurred towards construction, pre-construction, project approvals, infrastructure development and working capital requirement in the project Q N Greens.	IDBI Trusteeship Services Ltd.	M/s Qualitas Naman Home Makers LLP	1. Mortgage on - a. land parcel of 8,300 square meter situated at Survey No. 1/3, 1/4, 1/5 and 1/7, Koynavele, Taluka Panvel, District Raigad, Pin Code - 410208 b. all unsold units in the project QN Greens situated on land parcel of 8,300 square meter situated at Survey No. 1/3, 1/4, 1/5 and 1/7, Koynavele, Taluka Panvel, District Raigad, Pin Code - 410208 together with exclusive charge on all receivables from the unsold and sold units in the project. c. land parcel of 5,700 square meter situated at Survey No. 110/1, 111/6 and 111/7, Talaja Majkur, Taluka Panvel, District Raigad, Pin Code - 410208
					Unilateral Indenture of Mortgage dated 09th November 2016 Between M/S. Qualitas Naman Home Makers LLP and M/s. IDBI Trusteeship Services Ltd.
					2. Personal Guarantee of Mr Sanjay Bakliwal, Mr Rajesh Shah and Mr Nirav Virani
					3. Corporate Guarantee of M/s Qualitas Lifespaces LLP



Rajesh Shah
Bakliwal