

ENCUMBRANCE CERTIFICATE**TO WHOMSOEVER IT MAY CONCERN**

We hereby confirm that vide Indenture of Mortgage dated 28th April 2023 bearing serial no. BRL9-5624-2023 duly registered at the Office of the Sub - Registrar of Assurances at Borivali 9, wherein Encumbrance has been created on Residential cum Commercial Project "PRIMROSE" situated at "Charkop Ravi Kiran Co-operative Housing Society Limited" in favour of Aditya Birla Housing Finance Ltd. The details of the same are as follows:

- I. An Exclusive charge by way of Registered mortgage on Development rights alongwith developer's share of units for the proposed residential cum commercial project "PRIMROSE" being developed on land area admeasuring 751.50 sq. meters located on all that piece and parcel of leasehold land being part of the World Bank Project Cell of MHADA bearing CTS No. 1C, 1/167 forming Part of Survey No. 149 admeasuring 751.50 sq. mtrs. in the revenue village Kandivali, Taluka Borivali, within Registration District of Mumbai Suburban, situated at HIG Plot 216, RDP 8, Sector 4, Charkop, Kandivali (West), Mumbai - 400 067, together with all buildings & structures thereon, both present and future and FSI generated thereon.
- II. An extension of exclusive charge by way of hypothecation on the scheduled receivables of both sold and unsold units of Project "PRIMROSE", Charkop, Kandivali (West) pertaining to the promoter's share in the project under the documents entered into with the customers by the Promoter, all such proceeds both present and future.
- III. An Exclusive charge by way of hypothecation on the Escrow Account of the Project "PRIMROSE" all monies credited / deposited therein (in whatever form they may be), and all investments in respect thereof (in whatever form they may be).

Thanking you.

For Kaustubh Construction Private Limited,



Director

Date: 12.05.2023

Place : Mumbai



Kaustubh Construction Pvt. Ltd.

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