

ENCUMBRANCE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

PROJECT NAME : SHUBHAM AURA
PROJECT TYPE : REDEVELOPMENT PROJECT
REDEVELOPMENT PROJECT OF : 'BUILDING NO 130' VISHAL PANT NAGAR CO-OP. HSG. SOC. LTD.

ADDRESS : C.T.S. NO. 5675 (PT) AND 5676 (PT), SURVEY NO 236-A, FINAL PLOT NO. 314(PT) AND 315 (PT), SITUATED AT RAM NARAYAN NARKAR MARG, PANT NAGAR, M.H.A.D.A LAYOUT, MAUJE KIROL-GHATKOPAR, GHATKOPAR – EAST, 'N' WARD, MUMBAI – 400 075.

THE PROMOTER/THE DEVELOPER : AVVAD REALTTY LLP
FIRM TYPE : LIMITED LIABILITY PARTNERSHIP FIRM
NAME OF THE PARTNERS : MR. DIPAL LAXMICHAND SHAH
MR. SURESH MEGHJI SHAH

THIS IS TO INFORM THAT THE LAND OF THE REDEVELOPMENT PROJECT MORE PARTICULARLY DESCRIBED IN THE SCHEDULE HEREIN UNDER IS SUBJECTED TO FOLLOWING ENCUMBRANCE.

THIS PROJECT HAS BEEN MORTGAGED IN FAVOR OF CAPRI GLOBAL CAPITAL LIMITED AS SECURITY FOR TERM LOAN OF

- 1) RS: 20 CRORES AT INTEREST RATE OF 18.75 % PER ANNUM. THIS TERM LOAN IS PRINCIPAL AMOUNT TO BE REPAYED IN 24 MONTHLY INSTALLMENTS IN THE FOLLOWING MANNER :

1ST TO 8TH INSTALLMENTS – 0.70 CRORES EACH
9TH TO 24TH INSTALLMENTS – 0.90 CRORES EACH

- 2) RS: 13 CRORES AT INTEREST RATE OF 17.00 % PER ANNUM. THIS TERM LOAN IS PRINCIPAL AMOUNT TO BE REPAYED IN 36 MONTHLY INSTALLMENTS IN THE FOLLOWING MANNER :

At the end of 21ST month : 11.12 Crs.
At the end of 24TH month : 9.25 Crs.
At the end of 27TH month : 7.20 Crs.
At the end of 30TH month : 4.80 Crs.
At the end of 33RD month : 2.40 Crs.
At the end of 36TH month : NIL

Dil Shah



AVVAD REALTTY LLP

DECSRIPTION OF PLOT / PROPERTY

ALL THE PIECE OR PARCLE OF PLOT/PROPERTY/LAND OF 'BUILDING NO 130' OF VISHAL PANT NAGAR CO-OP. HSG. SOC. LTD. BEARING CADASTRAL SURVEY NO. 5675 (PT) & 5676 (PT), SURVEY NO 236-A, FINAL PLOT NO. 314 (PT) & 315 (PT), SITUATED AT RAMNARAYAN NARKAR MARG, PANT NAGAR, M.H.A.D.A. LAYOUT, MAUJE KIROL-GHATKOPAR, GHATKOPAR – EAST, MUMBAI – 400 075, IN THE REGISTRATION SUB-DISTRICT OF KURLA.

BOUNDRIES AS FOLLOWS:

ON OR TOWARDS THE NORTH BY	JYOTI BUILDING
ON OR TOWARDS THE SOUTH BY	BUILDING NO. 131
ON OR TOWARDS THE EAST BY	EXISTING ROAD
ON OR TOWARDS THE WEST BY	RAM NARAYAN NARKAR ROAD

THE SAID PLOT LYING BENEATH AND BELONGING TO THE 'BUILDING NO. 130', IS ONE PLOT OF THE 15 PLOT / PROPERTY / LAND LEASED TO THE 'VISHAL PANT NAGAR CO-OP. HSG. SOC. LTD.'

For AVVAD REALTTY LLP

D.L. Shah

PARTNER



Place : Mumbai

Date : 03rd February, 2021