

TO WHOMSOEVER IT MAY CONCERN

Re : Development of Building known as "Raheja Exotica Siena" ("Real Estate Project") on a portion of land bearing C. T. S. Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C, all within the Village limits of Erangal, Taluka Borivali, District and Registration Sub-District Mumbai Sub-urban, within Greater Mumbai, Off Malad Madh Road, Malad (West), Mumbai 400061.

We, Raheja Universal (Pvt) Limited, a company incorporated under the provisions of the Companies Act, 1956 and having our registered office at Raheja Centre point, 294, C.S.T. Road, Kalina (East), Mumbai 400 098 hereby state and declare that save and except the finance encumbrances disclosed herein below there are no other encumbrances in respect of the Real Estate Project and CTS no. are highlighted.

- (i) By and under a Unilateral Indenture of Mortgage dated 16th August, 2010 made between (i) the Company (then known as Raheja Universal Limited), therein referred to as Mortgagor-1, (ii) K. Raheja Developers Private Limited, therein referred to as Mortgagor-2 and (iii) Kartik Properties Private Limited, therein referred to as Mortgagor-3 and Housing Development Finance Corporation Limited ("HDFC"), therein referred to as the Mortgagee and registered with the office of the Sub-Registrar of Assurances at Borivali No. 6 under Serial No. BDR-12/8042 of 2010, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and present and future construction thereon alongwith the FSI aggregating to 68,418.53 square metres (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas alongwith Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville), on the terms and conditions therein, to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 31,50,00,000/- (Rupees Thirty One Crores and Fifty Lakhs only) which had also been varied/modified/amended by Supplementary Master Facility Agreement dated 26th February, 2014. The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 15th January, 2020. We have perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 27th January, 2020 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.
- (ii) By and under a Unilateral Indenture of Mortgage dated 7th October, 2010 made between the Company (then known as Raheja Universal Limited), therein referred to as Mortgagor and HDFC, therein referred to as the Mortgagee and registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4/9328 of 2010, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68,418.53 square metres (excluding the area

admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas alongwith Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC. We have been informed by the Company that the financial facility sanctioned by HDFC was for a sum of Rs. 40,00,00,000 (Rupees Forty Crores only) however, at the time of disbursement only Rs. 30,00,00,000/- (Rupees Thirty Crores only) was disbursed by HDFC. The Company has repaid the entire sum of Rs. 30,00,00,000/- (Rupees Thirty Crores only) under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 25th April, 2019. We have perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 3rd May, 2019 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

- (iii) By and under a Deed of Simple Mortgage dated 3rd December, 2012, made between the Company, therein referred to as the Mortgagor of the First Part, Mr. Suresh L. Raheja, therein referred to as the Borrower of the Second Part and HDFC, therein referred to as the Mortgagee of the Third Part and registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-6/4873 of 2012, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres (excluding the area admeasuring 31557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas alongwith Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and excluding 288 sold units having saleable area admeasuring 3,11,686 square feet in Phase III) and the receivables derived out of Project Exotica-III having a saleable area of 3,32,766 square feet constructed/to be constructed on land bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property, on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 200,00,00,000/- (Rupees Two Hundred Crores only). We have been informed by the Company that entire sum due under the said mortgage has been repaid and the same is evidenced from the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 9th March, 2022 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.
- (iv) By and under a Unilateral Indenture of Mortgage dated 6th March, 2014, made between the Company, therein referred to as the Mortgagor and HDFC, therein referred to as the Mortgagee and registered with the Sub-Registrar of Assurances at Andheri-2 under Serial No. BDR-4/1767 of 2014, a security in favor of HDFC was created, *inter-alia*, in respect of in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property, and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and 288 sold units having salable area admeasuring 3,11,686 square feet in phase III and phase IV other than the receivables arising

therefrom), on the terms and conditions stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 40,00,00,000/- (Rupees Forty Crores only). The Company has repaid a sum of Rs. 25,00,00,000/- (Rupees Twenty Five Crores only) due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 27th October, 2021. Further, we have been informed by the Company that the balance amount of Rs. 15,00,00,000/- (Rupees Fifteen Crores only) still stands undisbursed by HDFC to the Company, and the same is evidences in the No-Dues Certificate dated 27th October, 2021. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 8th November, 2021 issued by the Registrar of Companies recording the satisfaction of the sum of Rs. 25,00,00,000/- (Rupees Twenty Five Crores only) from the aforesaid mortgage.

- (v) By and under a Unilateral Indenture of Mortgage dated 30th May, 2014 made between the Company and Anr, being the Mortgagor-1 and Mortgagor-2 respectively of the First Part, the Company being the Borrower of the Second Part and HDFC, being the Mortgagee of the Third Part and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-1/4636 of 2014, a security in favour of HDFC was created, *inter-alia* in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and 288 sold units having saleable area admeasuring 3,11,686 square feet in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 130,00,00,000/- (Rupees One Hundred and Thirty Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 3rd July, 2019. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 8th July, 2019 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.
- (vi) By and under a Unilateral Indenture of Mortgage dated 29th December, 2014 made by the Company, therein referred to as the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-5/12303 of 2014, a security in favor of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68,418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and 288 sold units having saleable area admeasuring 3,11,686 square feet in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune

of Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 15th January, 2020. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 27th January, 2020 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

(vii) By and under a Unilateral Indenture of Mortgage dated 24th July, 2015 made between the Company, therein referred to as Mortgagor and HDFC, therein referred to as the Mortgagee and registered with the office of the Sub-Registrar of Assurances at Andheri No. 2 under Serial No. BDR-4/5520 of 2015, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68,418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and the list of sold units/flats attached thereto in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 50,00,00,000 (Rupees Fifty Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 15th January, 2020. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 27th January, 2020 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

(viii) By and under a Unilateral Indenture of Mortgage dated 16th September, 2015, made between the Company, therein referred to as the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the Sub-Registrar of Assurances at Andheri-3 under Serial No. BDR-9/8300 of 2015, a security in favor of HDFC was created, *inter-alia*, in respect of in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 89,586.70 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 100,00,00,000/- (Rupees One Hundred Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 20th December, 2018. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 8th January,

2019 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

- (ix) By and under a Unilateral Indenture of Mortgage dated 1st October, 2015, made between the Company, therein referred to as the Mortgagor-1 of the First Part, Mr. Rahul S. Raheja, therein referred to as the Mortgagor-2 of the Second Part, Mr. Ashish S. Raheja, therein referred to as Mortgagor No. 3 of the Third Part, Mr. Suresh L. Raheja, therein referred to as the Borrower of the Fourth Part and HDFC, therein referred to as the Mortgagee of the Fifth Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8550 of 2015, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR aggregating to 89,586.70 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 200,00,00,000/- (Rupees Two Hundred Crores only). We have been informed that the said Mortgage dated 1st October, 2015 is a modification of the aforementioned Deed of Simple Mortgage dated 3rd December, 2012 and the same is evidenced by the Certificate of Registration for Modification of Change dated 13th October, 2015. We have also been informed by the Company that entire sum due under the said mortgage has been repaid and the same is evidenced from the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 9th March, 2022 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.
- (x) By and under a Unilateral Indenture of Mortgage dated 25th October, 2016, made between the Company, therein referred to as the Mortgagor of the First Part and HDFC therein referred to as the Mortgagee of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 1 under Serial No. BDR-1/11617 of 2016, a security in favour of HDFC, *inter-alia*, in respect of a portion admeasuring 90161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 89586.70 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 100,00,00,000/- (Rupees One Hundred Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 26th July, 2021. We have also perused the Form CHG-4 filed by the Company with the Registrar of

Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 2nd August, 2021 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

- (xi) By and under a Unilateral Indenture of Mortgage dated 19th January, 2017, made between (i) the Company, being the Mortgagor-1, (ii) Mr. Ashish S. Raheja, being the Mortgagor-2 (therein collectively referred to as the Mortgagors), of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Borivali No. 6 under Serial No. BRL-6/648 of 2017, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 76,508.66 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 175,00,00,000/- (Rupees One Hundred and Seventy Five Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 6th August, 2021. We have perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 10th August, 2021 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.
- (xii) By and under a Unilateral Indenture of Mortgage dated 13th August, 2018, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8978 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 45,00,00,000/- (Rupees Forty Five Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 15th January, 2020. We have perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and

also the Memorandum of Satisfaction of Mortgage dated 27th January, 2020 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

(xiii) By and under a Unilateral Indenture of Mortgage dated 15th October, 2018, made between the Company, therein referred to as the Mortgagor-1 of the First Part, Mr. Rahul S. Raheja, therein referred to as the Mortgagor-2 of the Second Part, Mr. Ashish S. Raheja, therein referred to as Mortgagor No. 3 of the Third Part, Mr. Suresh L. Raheja, therein referred to as the Borrower of the Fourth Part and HDFC, therein referred to as the Mortgagee of the Fifth Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8550 of 2015, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR aggregating to 95418.64 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 200,00,00,000/- (Rupees Two Hundred Crores only). We have been informed that the said Mortgage dated 5th October, 2018 is a modification of the aforementioned Deed of Simple Mortgage dated 3rd December, 2012 and the same is evidenced by the Certificate of Registration for Modification of Charge dated 10th October, 2018. We have also been informed by the Company that entire sum due under the said mortgage has been repaid and the same is evidenced from the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 9th March, 2022 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

2. In the said Title Certificate we had also, *inter-alia*, stated :

(i) By and under a Unilateral Indenture of Mortgage dated 15th March, 2018, made between the Company, being the Mortgagor/Borrower of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/2794 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E of the said Property and the present and future construction thereon along with the FSI with TDR of 76,509.66 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein (hereinafter referred to as the "**Mortgage No. 1**"). We have been informed by the Company that the said Mortgage No. 1 is still valid and subsisting.

- (ii) By and under a Unilateral Indenture of Mortgage dated 13th August, 2018, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8981 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the "**Mortgage No. 2**"). We have been informed by the Company that the said Mortgage No. 2 is still valid and subsisting.
3. By and under a Unilateral Indenture of Mortgage dated 19th December, 2018, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri-3 under Serial No. BDR-9/13421 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the "**Mortgage No. 3**").
4. By and under a Unilateral Indenture of Mortgage dated 15th March, 2019, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri-2 under Serial No. BDR-4/2672 of 2019, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the "**Mortgage No. 4**").
5. By and under a Unilateral Indenture of Mortgage dated 12th February, 2020, made between the Company, therein referred to as the Mortgagor of the First Part and HDFC therein referred to as the Mortgagee of the Second Part and registered with the office of the Sub-Registrar of Assurances at Borivali No. 5 under Serial No. BRL-5/1925 of 2020, a security in

favour of HDFC, *inter-alia*, in respect of a bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the "**Mortgage No. 5**")

6. By and under a Unilateral Indenture of Mortgage dated 12th February, 2020, made between the Company, therein referred to as the Mortgagor of the First Part and HDFC therein referred to as the Mortgagee of the Second Part and registered with the office of the Sub-Registrar of Assurances at Borivali No. 5 under Serial No.BRL-5/1926 of 2020, a security in favour of HDFC, *inter-alia*, in respect of a bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the "**Mortgage No.6**").

The said Mortgage No.1, the said Mortgage No.2, the said Mortgage No.3, the said Mortgage No.4, the said Mortgage No.5 and the said Mortgage No.6 are hereinafter collectively referred to as "**the said Mortgages**".

Dated this 19th day of September, 2022

For, **Raheja Universal (Pvt) Limited**


(Sudhir Thakker)
Authorised Signatory

