

Date:05/12/2022

To,
Maharashtra Real Estate Regulatory Authority,
3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, AnantKaneekar Marg,
Bandra (East), Mumbai - 400 051.

Sub: Active Encumbrance on Project "Navrang Crystal" known as Siddharth Nagar Pancham Co-op Hsg. Soc. Ltd. , Building. No. 1 to 5 on plot bearing C.T.S. No.356 (pt.), S. No. 2(pt.) of Village Pahadi Goregaon at, MHADA Layout, New Siddharth Nagar, Goregaon (West), Mumbai-400104.

Dear Sir,

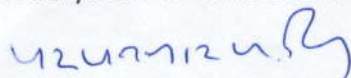
We hereby state and confirm that there is no encumbrance on the project except the encumbrances created by Capri Global Capital Limited against the Construction Finance facility provided by the Capri Global Capital Limited to "M/s Oxford Planet Realty LLP ", vide an Indenture of Mortgage Dated "27-12-2021" " duly registered with the Sub- Register of Assurances at **Borivali** under Serial No. **BRL-6/20360/2021**" ("said IOM") made and executed by and between the Promoter, therein referred to as the "**Mortgagor**" of the One Part and **Capri GlobalCapital Limited**, therein referred to as the "**Mortgagee**" of the Other Part. Index II of the said IOM is attached along with this letter.

Total Credit Facility: Rs. 40 Crs.

Details of charges the "**Mortgagor**" therein has inter alia mortgaged in favour of the "Mortgagee" are as below:

1. Exclusive first charges by way of registered mortgage on unsold units in the project "**Navrang Crystal**"
2. Exclusive charges by way of hypothecation on receivables originating from sold and unsold units of the project and all insurance proceeds, both present and future cash flows of the project "**Navrang Crystal**".
3. Exclusive charges on escrow accounts of the project and all monies credited/deposited therein in all forms.

Thanking You,
Yours faithfully,
For M/s Oxford Planet Realty LLP



Authorized Signatory

