

Date: 04.03.2024

TO WHOMSOEVER IT MAY CONCERN

REF: Our project **AMBIT VISTA** on plot bearing: CTS No. 2046, 2048 of village vile parle East & CTS No. 5 of village. Bandra I ward and F.P. No. 138 & 139 Santacruz TPS-V, Tal. Andheri with CTS No. 2049 of vill. Vile Parle East, Tal. Andheri F.P. No. 137 Santacruz TPS-V, Santacruz East, Mumbai - 400 055

We are the owner of said plot and the said plot having CTS No. 2046, 2048 of village vile parle East & CTS No. 5 of village. Bandra I ward and F.P. No. 138 & 139 Santacruz TPS-V, Tal. Andheri with CTS No. 2049 of vill. Vile Parle East, Tal. Andheri F.P. No. 137 Santacruz TPS-V, Santacruz East, Mumbai - 400 055 and the said plot is developed under Slum Rehabilitation Scheme. We had to state the following facts.

1. We have availed a Construction Finance of Rs. 35,00,00,000/- (Rupees Thirty-Five Crores only) from Hero Housing Finance Limited, having its office at 9, Community Centre, Basant Lok Vasant Vihar, New Delhi South Delhi DL 110057 IN and acting through its branch office situated at Unit no -12, First Floor, Excellencia Building, Lodha Supremus, Plot no F-4, F-4/1, Panch Pakhadi, Thane Maharashtra-401208. Hero Housing Finance Limited had granted loan of Rs 35,00,00,000/- (Rupees Thirty-Five Crores only) vide their Sanction Letter dated 5th Jan 2024 on our project developed under entity name **AMBIT BUILDERS & DEVELOPERS** on terms and conditions recorded therein. Thereafter, Hero Housing Finance Limited and

ourselves and others have executed a Mortgage Deed dated 29th January 2024 *interalia* wherein a legal mortgage / hypothecation of the properties mentioned therein and the amounts receivables has been created in favor of Hero Housing Finance Limited. Exclusive First charge on the said property and the building, structures and premises to be constructed have been created by us in favor of Hero Housing Finance Limited. The said Mortgage Deed is registered under Serial No.BDR-17-1328-2024 dated 29th January 2024. We have created mortgage in respect of the land and building including the unsold premises shares which are of our share and which are under construction in the project known as **AMBIT VISTA** and we have hypothecated the receivables in respect of the premises sold and to be sold in future.

2. There are no legal proceedings filed or pending against us, affecting our right, title and interest in the said Real Estate Project.

Thanking You,

For **AMBIT BUILDERS & DEVELOPERS**

Rajendra Sharma
(Partner)

