

Details of encumbrances concerned to Finance

A. Name of the Promoter/ Organization - WMI Real Estate Developers LLP

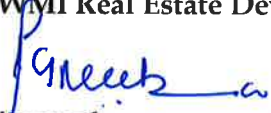
B. Name of project - Ashford Regal - Phase II - Wing B Project

C. Project Land - CTS Nos. 358/11 to 358/25 totally admeasuring 31,853.5 square meters as per Property card and 29,277.75 square meters as per physical measurement and situate at Village Bhandup, Taluka Mulund and District Mumbai Suburban:

We hereby declare that the said Land is free from encumbrances save and except as mentioned herein below:

- i. Indenture of Mortgage dated 29th July, 2022 and registered with Joint Sub-Registrar of Assurance at Kurla- 4 under Serial no. KRL4-16128-2022 executed between WMI as the Mortgagor of the One Part in favour of Housing Development Finance Corporation Limited ("HDFC") as the Mortgagee of Other Part ("Lender").
- ii. Indenture of Mortgage dated 14th September, 2022 and registered with Joint Sub-Registrar of Assurance at Kurla- 4 under Serial no. KRL4-18963-2022 executed between WMI as the Mortgagor of the One Part in favour of Housing Development Finance Corporation Limited ("HDFC") as the Mortgagee of Other Part ("Lender").
- iii. That WMI has executed first charge/ Mortgage in favour of HDFC for total sum of ₹.190,00,00,000/- (Rupees One Hundred Ninety Crores Only) on the freehold land and Class II land portion totally admeasuring 29,277.75 square meters on the terms and conditions mentioned therein.
- iv. We have generated the Asset based CERSAI Report for the said project, however, the aforementioned encumbrance details are not reflected in the same. For your reference, Security Interest Id Based Search Report dated October 4, 2022 is annexed herewith.

For WMI Real Estate Developers LLP


Designated Partner

Date: 13th October, 2022



**CERSAI**Central Registry of Securitisation Asset
Reconstruction and Security Interest of India**Asset Based Search Report****CERSAI Details**

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	28-09-2022 14:50:01.291
Transaction ID / QRF NO	200248327873
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	28-09-2022
Approval/Modification Date	28-09-2022
Search Reference Number	1985916704866

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	358 11
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	Ceat Tyre Road
Pocket	
Locality / Sector	
City / Town / Village	kURLA
District	Mumbai Suburban
State / UT	Maharashtra
Pin Code / Post Code	400078



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Search Output Details

No Match Found

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---

**CERSAI**Central Registry of Securitisation Asset
Reconstruction and Security Interest of India**Security Interest Id Based Search Report****CERSAI Details**

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

Institution Details

Name of the Institution	HDFC LIMITED
Institution GSTIN	27AAACH0997E1ZL
Report Download Date	04-10-2022 18:22:09.391
Transaction ID / QRF NO	200248953990
Generated by	Gayatri Kolipakkam(F001400157)

Security Interest Details

Security Interest ID	400064989069
Transaction Id	200248953990
Type Of Security Interest	Registered Mortgage
Status	Not Satisfied
SI Creation Date In Bank	29-07-2022
SI Registration Date In CERSAI Portal	04-10-2022:18:21:35.000
Charge Holder Name	HDFC LIMITED
Entity Name	HDFC LIMITED
Entity Identification Number	LAC 6210301314
Miscellaneous Narration	Total secured amt 190cr Resi and commercial both

Asset Details

Asset ID	200065890013
Asset Category	Immovable
Asset Type	Residential
Description Of Asset	Residential Plot
Survey Number / Municipal Number	358/11 358/22 358/23 358/24 358/25
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	Freehold land in Project Ashford Regal



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Street Name / Number

Pocket

Locality / Sector

Village Bhandup Taluka Kurla

City / Town / Village

Mumbai

District

Mumbai

State / UT

Maharashtra

Pin Code / Post Code

400078

Coordinate 1

Coordinate 2

Coordinate 3

Coordinate 4

Borrower(s) Details

Borrower(1)

Borrower Type

Limited Liability Partnership (LLP)

Name Of the Borrower

WMI REAL ESTATE DEVELOPERS LLP

Is Borrower Owner Of the Asset

Yes

Charge Details

Type Of Finance

Sole

Details Of Charge

Primary Exclusive

Transaction Details

Created By

F001400157

Creation Timestamp

04-10-2022:17:56:23.000

Modified/Approved By

F001400157

Modification Timestamp

04-10-2022:18:21:35.000

--- End Of Report ---

**CERSAI**Central Registry of Securitisation Asset
Reconstruction and Security Interest of India**Security Interest Id Based Search Report****CERSAI Details**

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

Institution Details

Name of the Institution	HDFC LIMITED
Institution GSTIN	27AAACH0997E1ZL
Report Download Date	04-10-2022 18:33:56.858
Transaction ID / QRF NO	200248953991
Generated by	Gayatri Kolipakkam(F001400157)

Security Interest Details

Security Interest ID	400064989275
Transaction Id	200248953991
Type Of Security Interest	Registered Mortgage
Status	Not Satisfied
SI Creation Date In Bank	29-07-2022
SI Registration Date In CERSAI Portal	04-10-2022:18:33:15.000
Charge Holder Name	HDFC LIMITED
Entity Name	HDFC LIMITED
Entity Identification Number	LAC 6210301314_Addnl MD
Miscellaneous Narration	Total secured amt 190cr

Asset Details

Asset ID	200065890240
Asset Category	Immovable
Asset Type	Residential
Description Of Asset	Residential Plot
Survey Number / Municipal Number	358/11 358/12 358/13 358/14 358/15 358/16 358/17 358/18 358/19 358/20 358/21 358/22 358/23 358/24

Plot Number**House / Flat Number / Unit No****Floor No****Building / Tower Name / Number****Name of the Project / Scheme / Society / Zone** Leasehold land in project Ashford Regal



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Street Name / Number

Pocket

Locality / Sector

City / Town / Village

District

State / UT

Pin Code / Post Code

Coordinate 1

Coordinate 2

Coordinate 3

Coordinate 4

Village Bhandup Taluka Kurla

Mumbai

Mumbai

Maharashtra

400078

Borrower(s) Details

Borrower(1)

Borrower Type

Name Of the Borrower

Is Borrower Owner Of the Asset

Limited Liability Partnership (LLP)

WMI REAL ESTATE DEVELOPERS LLP

Yes

Charge Details

Type Of Finance

Details Of Charge

Sole

Primary Exclusive

Transaction Details

Created By

Creation Timestamp

Modified/Approved By

Modification Timestamp

F001400157

04-10-2022:18:00:54.000

F001400157

04-10-2022:18:33:15.000

--- End Of Report ---