

Date: - July 25, 2017

TO WHOM SO EVER IT MAY CONCERN

Re: Declaration on Encumbrances

This is to certify that the properties/land(s)(as more particularly detailed hereunder) on which (or part thereof) the project (for which the registration has been applied for in terms of Real Estate Regulation & Development Act, 2016) is being developed, and the receivables from such properties and the project have been mortgaged/encumbered/charged in favour of Indiabulls Housing Finance Limited and second ranking charges in favour of Debenture Trustee i.e. IDBI Trusteeship Services Limited against the below mortgaged properties.

SCHEDULE OF THE PROPERTY
MORTGAGED PROPERTIES

All the pieces and parcels of land bearing C.S. Nos. 288 (part), 289 (part), 1/1540 (part), 2/1540 (part) and 3/1540 (part), collectively forming Plot nos. 5B +6 admeasuring approximately 28,409.57 sq. mtrs. situated at Worli Estate, Lower Parel Division, Mumbai save and except the area admeasuring approximately 4210 Sq. mtrs. required for proposed car parking building on Plot 5B+6, area occupied by Building Chitrakoot and Vrindawan (Reliance Buildings) consuming FSI of 1,24,103 Sq. ft. and the areas required to provide common access from Ganpatrao Kadam Marg, N. G. Bansode Marg and G. M.Bhosale Marg to Plot Nos. 3, 4, 5B+6, 7, 9 and also Plot No. 5A and bounded as follows:

- On the East by : By Proposed Parking Building and Chitrakoot and Vrindawan Building
- On the West by : By Sub Plot 5A forming part of the larger property
- On the North by : By Plots reserved for MHADA (Plot No.8) and Municipal Corporation of Greater Mumbai for R.G.(Plot No.7) , MP (Plot No. 3) and PG (Plot No. 4)
- On the South by : By Ganpatrao Kadam Marg

Together with under construction **building Palais Royale**, structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future, along with first and exclusive charge on all the receivables/cash flows arising from the sales of the aforesaid project of the developed area as well as pre-sold in favour of the Lender.

For Shree Ram Urban Infrastructure Ltd.


S. K. Luharuka
Whole Time Director
Place: - Mumbai



CIN : L17110MH1935PLC002241

Regd. Off.: Shree Ram Mills Premises, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013.
Te.# : 22 - 6140 4900 / 2496 5701 Fax # : 91 - 22 - 2492 8617
Website : www.shreeramurban.co.in

TO WHOM SO EVER IT MAY CONCERN

Details of Litigation

Name of Court	Type of Case (Civil/ Criminal/Others)	Petition (Writ Petition/Suit/Appeal/Ar bitration Petition)	Case No.	Year	Whether any Preventive /Injunction /Interim Order is Passed (Yes/No)	Present Status
Supreme Court of India	Civil	Appeal	SLP No. 10704-10705	2016		Pending
Supreme Court of India	Civil	Appeal	SLP No. 11749-11750	2017		Pending
Supreme Court of India	Civil	Appeal	Transfer Petition No. 567	2017		Pending
Supreme Court of India						IA/6 of 2016 in SLP 20279 for recall of order dated March 11, 16
Bombay High Court	Civil	Petition	PIL No. 17	2017	Yes (Document uploaded in RERA portal Litigation Section)	Pending
Bombay High Court	Civil	Petition	CP/1039	2015		Pending
Bombay High Court	Civil	Petition	594	2015		Pending
Bombay High Court	Civil	Petition	1066	2015		Pending

For Shree Ram Urban Infrastructure Ltd.

S. K. Luharuka
S. K. Luharuka
Whole Time Director

Date: - July 25, 2017

Place: - Mumbai

