

CCI PROJECTS PRIVATE LIMITED

CIN : U70102MH2000PTC128732

Corporate Office : Laxmi Building, 6, Shoorji Vallabhdas Marg, Ballard Estate, Mumbai - 400 001

Tel.: 022 66144000

ENCUMBRANCE CERTIFICATE LEGAL

TO WHOMSOEVER IT MAY CONCERN

Real Estate Project : **Rivali Park - Stargaze**

Promoter : **CCI Projects Private Limited**

MahaRERA Registration Number : **Applied for**

CTS No. : **165(prt) of Village Magathane, forming part of Larger property bearing CTS No. 163/A and 165 of village Magathane, Borivali (E), Mumbai 400066.**

This is to inform you that CCI Projects Private Limited has availed of project finance on the terms and conditions as set out in the Debenture Trust Deed dated 23rd January 2023 executed inter alia between the Company and the Debenture Trustee (Vistra ITCL (India) Limited) ("**Vistra**") to fund the development of upcoming projects at 'Rivali Park' including the Real Estate Project – Rivali Park – Stargaze.

To secure this facility, by and under a deed of Mortgage Cum Charge dated 2nd February 2023 bearing registration no. BRL-6-2112-2023, in favour of Vistra, the following security, inter alia, has been provided to Vistra, on the terms & conditions more particularly stated therein ;

1. A registered mortgage has been created over portion of the Rivali Park Land which portion admeasures 24,187 Sq.Mtrs and all units and buildings to be constructed thereon (this includes the said land on which Real estate Project "**Rivali Park - Stargaze**" is proposed to be constructed);
2. A charge has been created with respect to the receivables from the sale of all units and buildings to be constructed on the said land including the Real Estate Project "**Rivali Park - Stargaze**".

As per the order no. 19/2021 dated 28th July 2021 issued by MahaRERA, a copy of the CERSAI report with respect to the security interest/charge created on the properties as mentioned in the aforementioned Deed is uploaded on the CERSAI tab of the webpage of the Real Estate Project

We hereby inform you that there are no pending litigations pertaining to the Real Estate Project or the said Land described in the schedule hereunder.

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SCHEDULE

All Those pieces and parcels of land admeasuring approximately 57825.78 square meters bearing CTS no. 165(Pt.) of Village Magathane, forming part of the Larger property bearing CTS 163/A and 165 of village Magathane, Taluka Borivali Mumbai Suburban District - 400066 and bounded as follows:

On or towards East: CTS no. 165(Pt.) of Village Magathane

On or towards West: CTS no. 165(Pt.) of Village Magathane

On or towards South: CTS no. 165(Pt.) of Village Magathane

On or towards North: CTS no. 165(Pt.) of Village Magathane

Dated this 13th October 2023

For CCI Projects Private Limited



Authorised Signatory

