



LIST OF ENCUMBRANCES FOR ACME OZONE - DATED 31/05/2021

(EUCALYPTIA)

Following are the details of the encumbrances/ mortgage availed by Acme Housing India Private Limited in respect of the Real Estate Project(s) "EUCALYPTIA" :

1. By an Indenture of Simple Mortgage dated 15th May, 2012 registered in the office of the Sub-Registrar of Assurance, Thane-2 bearing registration No. TNN-2/4573/2012 and executed between Ascent Construction Private Limited (now known and merged with Acme Housing India Private Limited)-(the Mortgagor therein) and Housing Development Finance Corporation Limited (the Mortgagee therein), wherein Ascent Construction Private Limited (now known and merged with Acme Housing India Private Limited) inter alia mortgaged to HDFC for the purposes of securing repayment of Facility amount on such terms and conditions contained therein. The facility amount has been repaid and Housing Development Finance Corporation Limited has issued a No Due Certificate dated 11th July, 2016 in respect of the same. Form No. CHG-4(Satisfaction of Charge) has been filled with the Registrar of Companies. However, a formal Deed of Re-conveyance is yet to be executed by the HDFC Ltd.
2. By Unilateral Indenture of Mortgage dated 17th August, 2013 registered in the office of the Joint Sub-Registrar of Assurance, Thane-1 under Serial No. TNN-4/5474/2013 and executed between Ascent Construction Private Limited (now known and merged with Acme Housing India Private Limited) -(therein the Mortgagor and the Borrower No.1), and Acme Realities Private Limited, (therein the Borrower No.2), and Housing Development Finance Corporation Limited (the Mortgagee therein) wherein Ascent Construction Private

Limited (now known and merged with Acme Housing India Private Limited) has created a first and exclusive mortgage and charge in favour of Housing Development Finance Corporation Limited for the purposes of securing repayment of Facility amount on such terms and conditions contained therein. The said mortgage was repaid and HDFC Ltd., issued respective no dues certificate dated 11th July, 2016 and 23rd November 2016 to the respective borrowers therein. Further, the financial guarantee therein was terminated /cancelled on account of expiry of tenure/non-invocation by the beneficiary therein, the Housing Development Finance Corporation Limited issued a Certificate dated 27th December 2016, in respect thereof. However, a formal Deed of Re-conveyance is yet to be executed by HDFC Ltd.

3. By and under an Unilateral Indenture of Mortgage dated 30th October, 2013 registered in the office of the Sub-Registrar of Assurance, Thane-1 under Serial No. TNN-1/8103/2013 and executed between Ascent Construction Private Limited (now known and merged with Acme Housing India Private Limited) (the Mortgagor therein) and Housing Development Finance Corporation Limited (the Mortgagee therein), wherein Ascent Construction Private Limited (now merged with and known as Acme Housing India Private Limited) inter alia mortgaged to HDFC for the purposes of securing repayment of Facility amount, on such terms and conditions contained therein. The facility amount has been repaid and Housing Development Finance Corporation Limited has issued a No Due Certificate dated 11th July, 2016 in respect of the same. Form No. CHG-4(Satisfaction of Charge) has been filled with the Registrar of Companies. However, a formal Deed of Re-conveyance is yet to be executed by the HDFC Ltd.
4. By and under an Unilateral Indenture of Mortgage dated 2nd January, 2015 registered in the office of Sub Registrar of Assurances at Thane under Serial No.TNN-1-84 of 2015 entered between Ascent Construction Private Limited (now known and merged with Acme Housing India Private Limited) - (the Mortgagor therein) and HDFC Ltd. (the Mortgagee therein), wherein Ascent Construction Private

Limited (now known and merged with Acme Housing India Private Limited) has inter alia mortgaged to HDFC for the purposes of securing repayment of Facility amount as more particularly mentioned therein on the terms and conditions more particularly stated therein.

5. By and under an Unilateral Indenture of Mortgage dated 10th September, 2015, registered in the office of the Sub-Registrar of Assurances, Thane-1 under Serial No. TNN-1/8450/2015 and executed between Ascent Construction Private Limited (now merged with and known as Acme Housing India Private Limited) -(the Mortgagor therein) and Housing Development Finance Corporation Limited (the Mortgagee therein), wherein Ascent Construction Private Limited (now merged with and known as Acme Housing India Private Limited) inter alia mortgaged to HDFC for the purposes of securing repayment of Facility amount, on such terms and conditions contained therein. The facility amount has been repaid and Housing Development Finance Corporation Limited has issued a No Due Certificate dated 12th May, 2016 in respect of the same. Form No. CHG-4(Satisfaction of Charge) has been filled with the Registrar of Companies. However, a formal Deed of Re-conveyance is yet to be executed by HDFC Ltd.
6. By and under an Indenture of Mortgage dated 28th October, 2015 registered in the office of Sub-Registrar of Assurances at Thane -1 under Serial No. TNN-1/9757/2015 and executed between Cornerview Constructions and Developer Private Limited (therein the Mortgagor 1) and Ascent Construction Private Limited (now merged with and known as Acme Housing India Private Limited) -(therein the Mortgagor 2) and IDBI Trusteeship Services Limited (therein the Mortgagee) whereby the Mortgagor 2 therein has created exclusive first ranking charge by way of Mortgage in favour of the Mortgagee therein on terms and conditions contained therein. This Mortgage has been created pursuant to a Debenture Trust Deed dated 28th October, 2015 whereby the aforesaid Mortgagor 1 i.e. Cornerview Constructions and Developer Private Limited agreed to issue to the Debenture holders



up-to 114 secured, redeemable, non-convertible debentures carrying a face value of Rs.1,00,00,000/- (Rupees One Crore Only) each for an aggregate amount of up-to Rs.114,00,00,000/- (Rupees One Hundred and Fourteen Crore Only) on a private placement basis on the terms and conditions more particularly contained in the aforesaid Debenture Trust Deed to secure the secured obligations as defined therein. Please note, as on date the financial facility availed from IDBI Trusteeship Services Limited has been duly repaid by the Mortgagors. However, No Dues Certificate is yet to be received from IDBI Trusteeship Services Limited as well as formal Deed of Re-conveyance is yet to be executed by IDBI Trusteeship Services Limited.

7. By and under an Unilateral Indenture of Mortgage registered on 31st March, 2016 in the the office of the Sub-Registrar of Assurance, Thane-1 under Serial No.TNN-1/3433/2016 read with Amendatory Mortgage Deed dated 3rd May, 2016 executed by Ascent Construction Private Limited ((now merged with and known as Acme Housing India Private Limited)-therein referred to as Mortgagor; wherein Ascent Construction Private Limited (now merged with and known as Acme Housing India Private Limited) has created a mortgage in favour of Housing Development Finance Corporation Limited on the Balance Property (which is excluding 25% portion earmarked for rental component to be handed over to MMRDA and excluding such areas as detailed in the Annexure to Schedule 1 thereto) together with the unsold flats being units/tenements/flats etc. listed in Annexure A to Schedule 1 thereto and situated in the buildings being constructed by them on the aforesaid property including without limitation, undivided interest in the common areas, facilities etc. in the Property and receivables arising from both sold and unsold flats/units but excluding sold units in the building as listed in Annexure B to Schedule 1 thereto. The said mortgage has been created to secure the repayment of the loan amount as more particularly mentioned therein.



8. By and under a Debenture Trust Deed dated 2nd September, 2016 and registered on 30th December, 2016 in the office of the Sub-Registrar of Assurance, Andheri-9 under Serial No.BDR-9/11610/2016 executed between the Ascent Construction Private Limited (now merged with and known as Acme Housing India Private Limited) ('ACPL' therein), Acme Realities Private Limited ("Company" therein) and Vistra ITCL India Limited (formerly known IL&FS Trust Company Limited) as Trustee of HDFC Capital Affordable Real Estate Fund ("Investment Manager" therein), where by Ascent Construction Private Limited (now merged with and known as Acme Housing India Private Limited) have created mortgage by way of first and exclusive charge as more particularly described in the Debenture Trust Deed.
9. By and under an Unilateral Indenture of Mortgage registered on 21st November, 2016 with the office of the Sub-Registrar of Assurance, Thane-1 under Serial No.TNN-1/14186/2016 executed by Ascent Construction Private Limited (now merged with and known as Acme Housing India Private Limited) and Acme Realities Private Limited (collectively therein referred to as Mortgagors); Ascent Construction Private Limited (now merged with and known as Acme Housing India Private Limited) has created a mortgage in favour of Housing Development Finance Corporation Limited on the property as more particularly described in the said Unilateral Indenture of Mortgage.
10. By and under an Indenture of Mortgage dated 9th June, 2017 registered in the office of Sub-Registrar of Assurances at Thane -1 under Serial No. TNN-1/7939/2017 and executed between Cornerview Constructions and Developer Private Limited (therein the Mortgagor 1) and Acme Housing India Private Limited (therein Mortgagor 2) and IDBI Trusteeship Services Limited (therein the 'Debenture Trustee' or 'the Mortgagee') whereby the Mortgagors therein i.e. Cornerview Constructions and Developer Private Limited and Acme Housing India Private Limited have created a first ranking parri passu charge by way of Mortgage in favour of the Mortgagee therein on terms and conditions contained therein. This Mortgage has been created



pursuant to a Debenture Trust Deed dated 19th May, 2017 whereby the aforesaid Mortgagor 1 i.e. Cornerview Constructions and Developers Private Limited agreed to issue to the Debenture holders upto 8600 secured, redeemable, non-convertible debentures carrying a face value of Rs.50,000/- (Rupees Fifty Thousand Only) each for an aggregate amount of up to Rs.43,00,00,000/- (Rupees Forty Three Crore Only) on a private placement basis on the terms and conditions more particularly contained in the aforesaid Debenture Trust Deed to secure the secured obligations as defined therein. Please note, as on date the financial facility availed from IDBI Trusteeship Services Limited has been duly repaid by the Mortgagors. However, No Dues Certificate is yet to be received from IDBI Trusteeship Services Limited as well as formal Deed of Re-conveyance is yet to be executed by IDBI Trusteeship Services Limited.

11. By and under a Unilateral Indenture of Mortgage dated 23rd January, 2019 registered in the office of Sub Registrar of Assurances at Thane under Serial No. TNN-1/1221/2019 entered between Acme Housing India Private Limited (the Mortgagor/s therein) and Housing Development Finance Corporation Ltd. (HDFC) (the Mortgagee therein), wherein Acme Housing India private Limited has inter alia mortgaged in favour of HDFC for the purposes of availing financial facility as more particularly mentioned therein on the terms and conditions more particularly stated therein.
12. By and under a Unilateral Indenture of Mortgage dated 25th May, 2021 registered in the office of Sub Registrar of Assurances at Thane-12 under Serial No. TNN-12/5785/2021 entered between Acme Housing India Private Limited (the Mortgagor/s therein) and Housing Development Finance Corporation Ltd. (HDFC) (the Mortgagee therein), wherein Acme Housing India Private Limited has inter alia mortgaged the Mortgaged Properties (as defined therein and details more particularly mentioned in Second schedule therein) being the second ranking mortgage in favour of HDFC for the purposes of



availing financial facility as more particularly mentioned therein on the terms and conditions more particularly stated therein.

For Acme Housing India Private Limited

A handwritten signature in black ink, appearing to be 'K. S. S.', written above a horizontal line.

Authorised Signatory