

GOODWILL PROPERTIES PVT. LTD.

Admn. Office : 112-122 Hira Bhavan, Rajaram Mohan Roy Road, Prarthana Samaj, Mumbai - 400 004.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that:

- 1) We by Indenture of Mortgage Deed dated 30th January, 2015 registered under Sr. No. BBE1/1277/2015 dated 30th January, 2015 have mortgaged/charged/encumbered "LIFESCAPES AQUINO" being constructed on the property bearing Old Survey No. 34 and Old Cadastral Survey No. 34 (part) of Mahim Division of TPS IV situate lying and being at Near Tata Press, Prabhadevi, Mumbai – 400 025 to ECL Finance Limited (ECLFL) and the sale is subject to the terms of the conditional no objection (NOC) issued by ECLFL. The existing escrow account has been charged to the ECL Finance Limited (ECLFL). 100% shares of the company have been pledged and charged to the ECL Finance Limited (ECLFL). The ECL Finance Limited (ECLFL) have 'step-in rights' and 'right to change the management of the project developing company, as per the terms of loan documents; and ECL Finance Limited (ECLFL) shall have a right to invoke enforcement rights to enforce security interest including to transfer pledged shares to any third party, upon occurrence of event of defaults, as per the terms of loan documents. The Index-II of the registered document is annexed hereto.
- 2) By Debenture Trust Deed dated 26th November, 2016 registered under Sr. No. BBE1/9125/2016 dated 25.11.2016 have mortgaged the project known as "LIFESCAPES AQUINO" being constructed on the property bearing Old Survey No. 34 and Old Cadastral Survey No. 34 (part) of Mahim Division of TPS IV situate lying and being at Near Tata Press, Prabhadevi, Mumbai – 400 025 more particularly described in the Schedule hereunder written to M/s. Catalyst Trusteeship Limited (Debenture Trustee). The sale of the flats in the said project is subject to the terms of the conditional NO Objection (NOC) issued by Debenture Trustee. The existing escrow account has been charged to the M/s. Catalyst Trusteeship Limited (Debenture Trustee). 100% shares of the company have been pledged and charged to the M/s. Catalyst Trusteeship Limited

GOODWILL PROPERTIES PVT. LTD.

Admn. Office : 112-122 Hira Bhavan, Rajaram Mohan Roy Road, Prarthana Samaj, Mumbai - 400 004.

(Debenture Trustee). The M/s. Catalyst Trusteeship Limited (Debenture Trustee) have 'step-in rights' and 'right to change the management of the project developing company, as per the terms of loan documents; and M/s. Catalyst Trusteeship Limited (Debenture Trustee) shall have a right to invoke enforcement rights to enforce security interest including to transfer pledged shares to any third party, upon occurrence of event of defaults, as per the terms of loan documents. The Index-II of the registered document is annexed hereto.

SCHEDULE

All the right, interest, benefits, entitlement of whatsoever nature under the Project 1 named as "Aquino Project" under DCR 33(7) comprising of salable area admeasuring 83,757 square ft. developed and/or to be developed on all that piece and parcel of pension and tax tenure (now abolished) land or ground with the messuage, tenements or dwelling house standing thereon situate, lying and being at Prabhadevi (known as Old Prabhadevi Road known as Todankar Wadi) in the city and Island and Registration Sub-District of Bombay containing by admeasuring 1921.12 sq.yds equivalent to 1614.39 sq.mtrs. or thereabouts and registered in the Books of Collector of Land Revenue under Current Rent Roll No. 338, Old Survey No. 34 and Old Cadastral Survey No. 34 (part) of Mahim Division and assessed by the Assessor and Collector of Municipal Rates and Taxes under "G" South Ward No. 2583 (4) 2583(3), 2581, 2580, 2583(1) and presently bearing Final Plot No. 1262-B, TPS-IV of Mahim Divison, Mumbai; TOGETHER with all units of plots/flats/units/structures, erections, and construction of every description which are erected, constructed, standing or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected, constructed and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewerages, drain, water-course, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held,

Tel. : 6657 9999

2381 0741

2381 0745

Fax : 2381 4910

GOODWILL PROPERTIES PVT. LTD.

Admn. Office : 112-122 Hira Bhavan, Rajaram Mohan Roy Road, Prarthana Samaj, Mumbai - 400 004.

occupied or enjoyed therewith or reputed to belong or be appurtenant thereto, AND-ALL the present and future FAR/FSI (Floor space index) available to said Aquino Project or granted by authority including the transferable development right (TDR) whether presently in existence or in the future belonging to or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto; AND all the estate rights, title, interest, property, claim and demand whatsoever of the Mortgagor No. 2 into and upon the same which is bounded as followed:-

On or towards the North West: F.P. No. 1282

On or towards North East : F.P. No. 1261 by the property of Portuguese Church

On or towards South West : F.P. No. 1262-A

On or towards South East : 40' side road

For GOODWILL PROPERTIES PVT. LTD.

Date : 17th July, 2017

Place : Mumbai



DIRECTOR



25/11/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

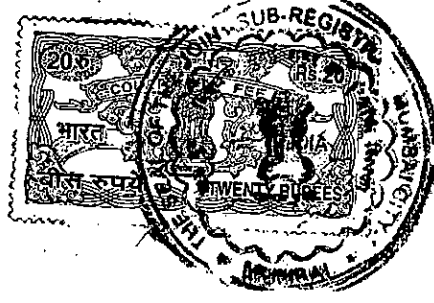
दस्त क्रमांक : 9125/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) गिरगाव

(1) विलेखाचा प्रकार	गहाणखत
(2) मोवदला	26000000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 585,588,589 ;))
(5) क्षेत्रफळ	1) 12301.28 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. रोहन डेव्हलपर्स प्रायवेट लिमिटेड चे संचालक श्री. अनुज जे. मेहता तर्फे मुखत्यार श्री. अतुल बी गांधी वय:-49; पत्ता:-12/14, .. गोर्धन बिल्डिंग नं 2, पारेख स्ट्रीट, प्रार्थना समाज मुंबई, आंबेवाडी (०६बाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400004 पॅन नं:-AACCA7661A 2): नाव:-मेसर्स. गुडवील प्रॉपर्टीस प्रायवेट लिमिटेड चे संचालक सी. दामिनी आर जवेरी वय:-57; पत्ता:-प्लॉट नं: 12/14, माळा नं: .. इमारतीचे नाव: गोर्धन बिल्डिंग नं 2, ब्लॉक नं: पारेख स्ट्रीट, रोड नं: प्रार्थना समाज मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AAACG1996Q 3): नाव:-मेसर्स. पिकाडेली ईस्टेट प्रायवेट लिमिटेड चे संचालक श्री. मिथिलेश आर जवेरी वय:-29; पत्ता:-प्लॉट नं: 12/14, माळा नं: .. इमारतीचे नाव: गोर्धन बिल्डिंग नं 2, ब्लॉक नं: पारेख स्ट्रीट, रोड नं: प्रार्थना समाज मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AAECP3579N 4): नाव:-साई पॅलेस हॉटेल प्रायवेट लिमिटेड तर्फे श्री. हितेन कुमार शेठ वय:-44; पत्ता:-प्लॉट नं: 12/14, माळा नं: .. इमारतीचे नाव: गोर्धन बिल्डिंग नं 2, ब्लॉक नं: पारेख स्ट्रीट, रोड नं: प्रार्थना समाज मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AAFCS7203M 5): नाव:-साई पॅलेस हॉटेल प्रायवेट लिमिटेड तर्फे श्री. मानव एच मेहता वय:-23; पत्ता:-प्लॉट नं: 12/14, माळा नं: .. इमारतीचे नाव: गोर्धन बिल्डिंग नं 2, ब्लॉक नं: पारेख स्ट्रीट, रोड नं: प्रार्थना समाज मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AAFCS7203M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कॅटलीस्ट ट्रस्टशिप लिमिटेड तर्फे ऑथराईस सिग्रेटरी अभिषेक डी वरवडेकर वय:-31; पत्ता:-.., जी डी ए हाउस, प्लोट नं 85 भुसारी कॉलनी, पीड रोड पुणे, भारि कॉलनी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411038 पॅन नं:-AACCG4147R
(9) दस्तऐवज करून दिल्याचा दिनांक	25/11/2016
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2016
(11) अनुक्रमांक, खंड व पृष्ठ	9125/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



Index-2(सूची - २)

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

b) When possession is not given

श्री. वांगेश विजय सरवडे
यांना त्याचे ता. २५/०७/१६ च्या बर्जानुसार
क्र. ९०२५/१६ विकल दिली तारीख २५/०७/१६

सहदुय्यम निबंधक मुंबई शहर क्र. १

संगणक खरी प्रत,

सह दुय्यम निबंधक
मुंबई शहर क्र. १,

