

Ajmera Realty & Infra India Limited

Regd. Office: "Citi Mall", 2nd Floor, Link Road, Andheri (West), Mumbai 400 053

Tel.: +91-22-6698 4000 • Email: investors@ajmera.com • Website: www.ajmera.com

CIN NO. L27104 MH 1985 PLC035659



DETAILS OF ENCUMBRANCES

1. By and under an Indenture of Mortgage dated 23rd August, 2018 made and executed by the Promoter in favour of ICICI Bank Limited (hereinafter referred to as "**ICICI Bank**") and registered with the Sub-Registrar of Assurances at Kurla No. 5 under no. KRL5-11614-2018 (hereinafter referred to as "**the ICICI Mortgage Deed**"), the Promoter has created a mortgage in favour of ICICI Bank inter alia in respect of certain portions the said Land (the area thereof is reflected in the ICICI Mortgage Deed as 72,778.90) including the development potential thereof; and the structures to be constructed thereon for the purposes of securing certain financial obligations of the Promoter.
2. By and under another Indenture of Mortgage dated 28th December, 2018, made and executed by the Promoter in favour of Housing Finance Development Corporation Limited (hereinafter referred to as "**HDFC**") and registered with the Sub-Registrar of Assurances at Kurla No. 1 under no. KRL2-15257-2018 (hereinafter referred to as "**the HDFC Mortgage Deed**"), the Promoter has created a mortgage in favour of HDFC inter alia in respect of certain portions of the said Land (the area thereof is reflected in the HDFC Mortgage Deed as 72,778.90) and the structures to be constructed thereon for the purposes of securing certain financial obligations of the Promoter.
3. It is clarified that the mortgages held by ICICI Bank and HDFC ranked pari passu without any preference or priority over one another.
4. By and under a Deed of Reconveyance dated 25th November, 2021, made and executed by and between ICICI Bank and the Promoter a portion of the property mortgaged under the ICICI Mortgage Deed being "*Project Manhattan having 52,500 square meters along with proportionate share of land underneath of 3,850 square meters situate at sub plot A bearing CTS No. 1A/2....*". The said Deed of Reconveyance Deed is registered with the Sub-Registrar of Assurances Kurla No. 5 under no. KRL5-17523-2021.

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5. By and under another Indenture of Mortgage dated 1st December, 2021, made and executed by the Promoter and the said Firm in favour of Housing Finance Development Corporation Limited (hereinafter referred to as "HDFC") and registered with the Sub-Registrar of Assurances at Kurla No. 5 under no. KRL5-17973-2021 (hereinafter referred to as "the HDFC Further Mortgage Deed"), the Promoter has created a mortgage in favour of HDFC inter alia in respect of certain portions of the said Land (the area thereof is reflected in the HDFC Further Mortgage Deed as 3850 sq.mtrs.) and the structures to be constructed thereon for the purposes of securing certain financial obligations of the Promoter.

Date:-10/01/2022

Place:- Mumbai

Promoter