

AJMERA REALTY & INFRA INDIA LTD.

Regd. Office: Citi Mall, Link Road, Andheri (W), Mumbai - 400 053.

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

CIN No.: L27104 MH 1985 PLC035659



DETAILS OF ENCUMBRANCES

1. The Promoter and the confirming party has availed the Loan facility by creating a mortgage in favor of HDFC Bank by executing the Indenture of Mortgage dated 28th December 2018 registered with the Sub-Registrar of Assurances at Kurla No. 1 under no. KRL2-15257-2018 and the promoter and the confirming party has repaid the entire dues and accordingly pursuant to NOC dated 15th February 2024 issued by the HDFC Bank, the HDFC Bank has agreed to execute the Deed of Partial Release in the said respect and executed on 22nd February 2024 the registered Deed of Partial Release with Sub-Registrar of Assurances at Kurla No. 1 under no. KRL-1-3932-2024.
2. By virtue of Security Trustee Agreement dated 9th February 2024 made by the Promotor, wherein the IDBI Trusteeship Service Limited has agreed to act as "Security Trustee" for the ICICI Bank Limited & Standard Chartered Bank on the terms and conditions mentioned therein.
3. By and under another Indenture of Mortgage dated 23rd February 2024 made and executed by the Promoter and the confirming Party in favor of IDBI Trusteeship Service Limited and same is registered with the Sub-Registrar of Assurances at Kurla No. 5 under no. KRL3- 4111-2024 (hereinafter referred to as "**the Indenture of Mortgage**") inter alia in respect of certain portions of the said Land (the area thereof is reflected in the Indenture of Mortgage Deed as 3850 sq.mtrs) and the structures to be constructed thereon along with the development potential and receivables for the purposes of securing certain financial obligations of the Promoter.

Date: 08/05/2024

Place: Mumbai


Promoter

