



VARDHMAN DEVELOPERS

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A/2, 1st Floor, D Wing, Om Shiv Shakti CHS Ltd., Punjabi Colony, Sion, Koliwada,
Mumbai- 400 037. • Tel. : 2402 2659 • E-mail : vardhmandevelopers1@gmail.com

TO WHOMSOEVER IT MAY CONCERN

DETAILS OF ENCUMBRANCES

<u>SR. NO</u>	<u>MORTGAGEE</u>	<u>MORTGAGOR</u>	<u>DATE OF DEED</u>	<u>REGISTRATION NO. & DATE</u>	<u>PARTICULARS</u>
1.	ECL Finance Limited and Beacon Trusteeship Limited	Vardhman Developers	Indenture of Mortgage dated 23 rd August, 2018 and Debenture Trust Deed dated 23 rd August, 2018	Kurla Office No.1 KRL1/10206/2018 dated 23 rd August, 2018 and Kurla Office No.1 KRL1/10207/2018 dated 23 rd August, 2018	Save and except, sold units comprising of an area of 1,005 sq. ft. RERA carpet, shared First pari-passu charge on:- 1) All the rights, title and interest on all the present and future FSI (floor space index) of the project and consumed on the land together with all buildings, constructions and structures thereon and structures/constructions of every description which are erected/constructed or to be erected/constructed, standing or attached or be erected and standing or attached to the lands and premises or any part thereof and all furniture, fixtures, fittings and all trees, fences, hedges, ditches, ways, sewerages, drains, waters, water courses, liberties, privileges, easements and appurtenances whatsoever to the lands or any part thereof belonging to or in anywise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant whether thereto or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto and available or granted by authority. 2) The whole of the movable properties relating to the Projects and Properties mentioned in point No.1 above including without limitation its movable machinery, equipment, machinery spares, book debts, tools and accessories and other movables, both present and future whether installed or not and whether now lying loose, or, in cases or which are now lying or stored in or about or shall be brought into or upon or be stored or

					be in or about all the premises, warehouses, stockyards and godowns or those of the Mortgagors' agents, affiliates, associates or representatives or wherever else the same may be or be held by any party to the order or disposition of the Mortgagors or in the course of transit or delivery, howsoever and wheresoever in the possession with all benefits, rights and incidentals attached thereto which are now or shall be at any time be owned whether present or future. 3) All the right, title, interest, benefits, claims and demands whatsoever (a) in the Projects and the documents of the Properties mentioned in point No.1, as may be amended, varied or supplemented from time to time, both present and future; (b) all the rights, title, interest, benefits, claims and demands whatsoever in the approvals/permissions relating to the Projects and Properties mentioned in point No.1, both present and future (c) all the right, title, interest, benefits, claims and demands whatsoever in any letter of credit, guarantee, performance bond provided by any party to the Projects and the documents of the Properties mentioned in point No.1, both present and future and all the rights, title, interest, benefits, claims and demands whatsoever in, to under and/or in respect of the Insurance Policies both present and future and all rights, claims and benefits to all monies receivable thereunder and all other claims thereunder which description shall include all properties of the above description whether presently in existence or acquired hereafter, both present and future. 4) all the Receivables arising out of the Projects and the Property and all right, title, interest, benefits, claims and demands whatsoever in, to and in
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					respect of all present and future receivables, commissions, revenues, claims and chooses-in-action of whatsoever nature and howsoever and wherever arising due to or owing to or become due or owing to, or acquired, Intellectual Property Rights, goodwill, and all rights, title, interest, benefits, claims and demands whatsoever in, to or in respect of all amounts owing to, and received and/or receivable by, including book debts and receivables, both present and future, including but not limited to the uncalled capital, which description shall include all properties of the above description whether presently in existence or acquired hereafter.
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Dated this _____ day of _____ 2019



