

Details of encumbrances concerned to Finance

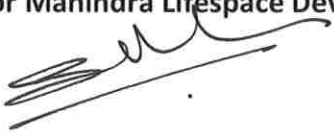
Date: 21st March 2024

We, Mahindra Lifespace Developers Limited, a company incorporated under the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, having its registered office at Mahindra Towers, 5th Floor, Dr. G.M Bhosale Marg, Worli, Mumbai-400 018, the Promoter of the Project "**Mahindra Vista Phase 1**", situate on a portion of the land forming part of CTS No. 174A/3, Off. Western Express Highway, Akurli Road, Kandivali East, Mumbai – 400 101, through its Authorized Signatory Mr. K. R. Sudarshan, authorised vide Power of Attorney dated 07th April 2023, do hereby solemnly declare that a financial encumbrance has been created on the said Real Estate Project, as mentioned herein below:

By and under Loan Agreements dated 11.03.2024, the Promoter has obtained loans to the extent of Rs.500,00,00,000/- (Rupees Five Hundred Crore only) and by and under Deed of Mortgage dated 11.03.2024 bearing registration no. 5868/2024, the Promoter has created an exclusive first charge on the Larger Land, the unsold apartments in the Project, the project receivables and the escrow bank account of the Promoter in favour of Bajaj Housing Finance Limited in accordance with the terms and conditions contained therein.

Thanking you.

Yours faithfully,
For Mahindra Lifespace Developers Limited


Mr. K. R. Sudharshan
(Authorized Signatory)