

Encumbrances

- a. By Consent Term dated 19th December 2011 and the Order passed by thereon in Suit No. 2828 of 2011 filed by Atul Nathalal Patel and Prashant J.Parekh against the promoters in the Hon'ble High Court of Judicature at Bombay, the promoters have agreed to allot to the said Atul Nathalal Patel and another an aggregate residential area of 4500 sq. ft. (Saleable Area) equivalent to 2700 Sq.ft. Rera carpet area from and out of free sale area along with 6 Car parking space in stilt or podium and further agreed to pay 2/3rd sale proceeds from and out of sale of premises (flats/ shops/ offices) in the free sale component/building to be constructed on the property till payment of balance of the digital amount under the said consent term.
- b. To secure the finance provided by ECL Finance Ltd. (NBFC) to one Crescent Amity Realtors Pvt. Ltd.(CARPL) under a Deed of Mortgage dated 29th November 2017 Registered with the Sub Registrar of Assurance at Borivali under Sr. No BRL -6-13399 of 2017 ,the Promoters by a guarantee agreement dated 29th November 2017 (G.A. No.1) executed in favour of the said ECL Finance Ltd. have inter alia guaranteed the repayment of the mortgaged debt and indemnified against loss, damages as may be suffered /incurred in connection with any default by the said (CARPL)
- c. To secure the finance provided by Beacon Trusteeship Ltd. (NBFC) to one Crescent Amity Realtors Pvt. Ltd.(CARPL) under a Deed of Mortgage dated 29th November 2017 registered with the Sub Registrar of Assurance at Borivali under Sr. No BRL -6-13400 of 2017, the Promoters by a guarantee agreement dated 29th November 2017 (G.A. No.2) executed in favour of the said Beacon Trusteeship Ltd. have inter alia guaranteed the repayment of the mortgaged date and indemnified against loss, damages as may be suffered /incurred in connection with any default by the said (CARPL)
- d. By loan agreement dated 14th March 2019 executed between the promoters herein therein called the Borrowers and M/s.Vappy Securities Pvt. Ltd. (VSPL) registered with the Sub Registrar of Assurance at Borivali under Sr. No. 4063 /2019, to secure the repayment of finance/loan facility granted by the said VSPL, the promoters have reserved for Vappy Securities Pvt.Ltd residential area in the form of Premises/Flats aggregating to 12000 sq.ft.(Carpet Area) (3000sq.ft. (Carpet Area) on 10th, 11th, 12th and 13th Floor of free sale building in the proposed development and accordingly on the terms and conditions recorded therein.
- e. Under consent terms dated 30th November 2018 executed between Promoters and legal heirs of one of the co-owner of the land i.e Virender Kumar Gupta and Anr and filed in Arbitration proceedings before retired Justice P.D.Kode , Promoters have agreed to pay the balance consideration under the said consent terms of Rs. 12,50,00,000/- either by issuing pay order along with interest thereon or in alternative agreed to handover to them 8.33% or minimum 22500 sq.ft in the form of residential constructed flats /premises from sale component in respect of the said Property.