

DETAILS OF ENCUMBRANCE CONCERNED TO FINANCE**TO WHOMSOEVER IT MAY CONCERN**

Mayfair Housing Pvt Ltd, the promoter of the project “Mayfair Breeze”, having MahaRERA Registration No. P51800054512, do hereby state as follows:

We hereby state that we have availed loan facility of Rs 20,00,00,000/- (Rupees Twenty Crore Only) by creating a registered mortgage in favour of ICICI BANK LIMITED, a company incorporated under the Companies Act, 1956 and a Bank within the meaning of the Banking Regulation Act, 1949 and having its registered office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara – 390 007, Gujarat and its Corporate Office at Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 by way of Indenture of Mortgage dated 27th June 2024 vide document Registration No. BDR1-9536-2024 under Receipt No. 10857 dated 27th June 2024 issued by the Joint Sub-Registrar Andheri-1.

Details of the security against charge/ mortgage created in favour of the lender are mentioned herewith;

The Facility, all interest thereon, costs, charges, expenses, penal charges and all other monies in respect thereof shall be secured by:

1. Exclusive charge by way of registered mortgage on the development rights of the Property more particularly described in Annexure I.
2. Exclusive charge by way of registered mortgage on the Project 1 excluding the sold units, but including any cancellations, more particularly described in Annexure I & II.
3. Exclusive charge by way of by way of registered mortgage on the future Scheduled Receivables of the Project 1 and all insurance proceeds, both present and future.
4. Exclusive charge by way of registered mortgage/hypothecation on security of all rights, title, interest, claims, benefits, demands under the Project Documents of Project/Project1 and both present and future.
5. Exclusive charge by way of registered mortgage on the Escrow Account of the Project 1 and the DSR Account all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be);

The Security as required by Lender shall be created and perfected in favour of the Lender/security trustee (if appointed), in a form and manner satisfactory to the Lender.

All such sold units of secured Project 1, bookings of which are subsequently cancelled by customers shall continue to stand mortgaged to the Lender.

ANNEXURE – I**(Description of the immovable properties)**

Project 1: Borrower’s share of unsold area of 50,174 sq. ft. in residential project “Mayfair Breeze” out of total Project area of 83,295 sq. ft. consisting of 2 towers being developed by borrower on the Property.

“Scheduled Receivables of the Project” means Receivables/cash flows/revenues (including booking amounts and / or security deposits) arising out of or in connection with or relating to the Project 1 and all insurance proceeds both present and future;

Project: Residential Project “Mayfair Breeze” consisting of 1 tower consisting of 2 wings of Ground + 1st to 14th floors having RERA Carpet Area of approx. 83,295 sq. ft. being developed on the Property.

Property: All the piece & parcel of land located at Survey.Nos. (i) Survey No. 12 Hissa No. 2 (part) corresponding to CTS No. 59 admeasuring 2,085.70 sq. mtrs. and (ii) Survey No. 110 Hissa No. A corresponding to CTS No. 63 admeasuring 880.80 sq. mtrs., totally admeasuring 2,966.50 Sq. mtrs. as mentioned in Development Agreement dated 29.06.2022 and Property Card Extracts less reduced by 427.76 sq.mtrs. being area not in possession, area of road set back and area of D P Road i.e. net Plot Area of 2538.74 sq.mtrs as per Performa I of the approved plans., including all the structures thereon both present & future, along with all the development potential arising thereon (including additional development potential in the form of TDR, premium FSI, etc), both present and future, bounded by;

On or towards the East : Partly by Plot bearing CTS No.60, 719 & 815A.
On or towards the West : Dawood Baug Road.
On or towards the North : Partly by Plot bearing CTS No.55A, 56A & 56B.
On or towards the South : Partly by Nallah & Partly by Plot bearing CTS No.64

together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

ANNEXURE – II**(Sold Inventory in Project 1)**

Sr. No.	Flat No.	Carpet Area (Sq.ft)
1	A-1001	913
2	A-0801	913
3	B-0901	669
4	A-0702	865
5	A-0902	865
6	A-1002	865
7	B-1001	669
8	A-0901	913
9	A-1003	832
10	A-1101	913
11	A-1102	865
12	A-0701	913
		10,195

Note: Any cancellations in the above mentioned sold units, shall form part of the Security.

Thanking you,

For MAYFAIR HOUSING PRIVATE LIMITED

Nayan Arvind Shah

Managing Director

Date: 10.08.2024

Place: Mumbai