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CIN : U45201MH2006PTC165932

TO WHOMSOEVER IT MAY CONCERN
DETAILS OF ENCUMBRANCES RELATING TO LEGAL

Details of Litigation:

Suit No. 533 of 2023 filed before the Hon'ble High Court of Bombay:

Rashtriya Chemicals & Fertilizers Limited filed Suit No. 533 of 2023 read with Interim Application No. 3605 of 2023 in Suit No. 533 of 2023 filed before the High Court of Bombay against State of Maharashtra and 17 others *inter alia* claiming entitlement in respect of the larger land admeasuring 16 acres 39 Gunthas form Survey No, 103 corresponding to CTS No. 200 [including CTS No. 200 (part)], Village Wadhavali, Taluka Kurla, Chembur - 400 074. The aforesaid Suit No. 533 of 2023 and Interim Application No. 3605 of 2023 therein are pending. It is pertinent to note that the Promoter is not a party to the aforesaid Suit and there are no adverse orders therein, as on date, affecting the right, title, interest, and entitlement of the Promoter in respect of the proposed project Chandak Highscape City 1A and/or the project land.

Date: 5th April 2024

Place: Mumbai

For Chandak Realtors Private Limited

Authorised Signatory



TO WHOMSOEVER IT MAY CONCERN

DETAILS OF ENCUMBRANCES RELATING TO FINANCE

By and under a Deed of Mortgage dated 14th March, 2024 executed by and between the Promoter (therein referred to as Issuer or Mortgagor) of the One Part and the Catalyst Trusteeship Limited (therein referred to as the Debenture Trustee or Mortgagee) of the Other Part and registered with the office of the Sub-Registrar of Assurances at Serial No. KRL-2/5605 of 2024, the Promoter has mortgaged (i) the right, title, interest and benefit of the Promoter in the Earmarked Area (*as defined therein*) in the proposed project known as “**Chandak Highscape City 1A**” to be constructed on a portion of the land bearing CTS No. 200 (part) Village Wadhavali, Taluka Kurla, Chembur-400 074 together with proportionate right, title, interest and benefit of the Promoter in development rights in relation to the project property and (ii) rights, title, interest, benefits, claims and demands inter-alia in respect of 25% Project Receivables (*defined therein*), in favour of the Mortgagee therein, to secure the repayment of monies, debt and loan incurred by the Promoter (“**the said Mortgage**”), in the manner and on the terms and conditions as set out therein.

Date: 5th April 2024

Place: Mumbai

For Chandak Realtors Private Limited



Authorised Signatory

