

Detail of Encumbrances

1. By two separate Indentures of Mortgage both dated 22nd April, 2016 , the Promoter has mortgaged said Property, along with other properties to ILFS Trust Company Limited as a security for repayment of loans of Rs. 100,00,00,000/- (Rupees One Hundred Crores only) availed by it and Rs. 65,00,00,000/- (Rupees Sixty Five Crores only) availed by Puranik Builders Private Limited from KKR India Asset Finance Private Limited, and for the loan of Rs. 65,00,00,000/- (Rupees Sixty Five Crores only) which have been availed by it from Puranik Builders Private Limited. The said Indentures of Mortgage are registered with the Sub-Registrar of Assurance at Pune at Sr.No. HVL/6235/2016 and HVL/6234/2016, respectively.
2. Further, the Promoter has entered into agreements for the issuance of the Debentures for an aggregate subscription amount of upto Rs. 135,00,00,000/- (Rupees One Hundred Thirty Five Crores only) and to secure the amount due under the said Debentures, the Puranik Builders Pvt. Ltd and Promoter have entered into a Debenture Trust Deed dated 22nd April 2016, where under they have mortgaged the said Project Property alongwith other properties to ILFS Trust Company Ltd., acting as the Debenture Trustee. The said Debenture Trust Deed dated 22nd April 2016 is duly registered with Sub Registrar of Assurance at Pune at Sr. No. HVL/6236/2016.