



# STERLING BUILDCON PVT. LTD.

Shop No. 01, Ground Floor, Building No. 01, Vaibhav Nagar SRA C.H.S Ltd.,  
N. G. Acharya Marg, Chembur (East), Mumbai - 400 071. • Tel.: 26262222  
E-mail : sales@sterlingbuildcon.in • CIN NO - U45200MH2005PTC153466

## TO WHOMSOEVER IT MAY CONCERN

### DETAILS OF ENCUMBRANCES

| <u>SR.<br/>NO</u> | <u>MORTGAGEE</u>                                                | <u>MORTGAGOR</u>                  | <u>DATE OF DEED</u>                                                                                                                 | <u>REGISTRATION<br/>NO. &amp; DATE</u>                                                                                                                             | <u>PARTICULARS</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|-----------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                | ECL Finance Limited<br><b>and</b><br>Beacon Trusteeship Limited | Sterling Buildcon Private limited | Indenture of Mortgage dated 23 <sup>rd</sup> August, 2018<br><b>and</b><br>Debenture Trust Deed dated 23 <sup>rd</sup> August, 2018 | Kurla Office No.1<br>KRL1/10206/2018 dated 23 <sup>rd</sup> August, 2018<br><b>and</b><br>Kurla Office No.1<br>KRL1/10207/2018 dated 23 <sup>rd</sup> August, 2018 | Save and except, sold units comprising of an area of 1,15,567 sq. ft., RERA carpet, shared First pari-passu charge on:-<br><br><b>1)</b> All the rights, title and interest to the extent of first 17,000 sq. mtr. of free sale built up area together with all buildings, constructions and structures thereon and structures/constructions of every description which are erected/constructed or to be erected/constructed, standing or attached or be erected and standing or attached to the lands and premises or any part thereof and all furniture, fixtures, fittings and all trees, fences, hedges, ditches, ways, sewerages, drains, waters, water courses, liberties, privileges, easements and appurtenances whatsoever to the lands or any part thereof belonging to or in anywise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant whether thereto or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto and all the present and future FSI (floor space index) available or granted by authority; and all the estate, right, title, interest, property claim and demands whatsoever.<br><br><b>2)</b> The whole of the movable properties relating to the Projects and Properties mentioned in point No.1 above including without limitation its movable machinery, equipment, machinery spares, book debts, tools and accessories and other movables, both |

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|  |  |  |  |  | <p>present and future whether installed or not and whether now lying loose, or, in cases or which are now lying or stored in or about or shall be brought into or upon or be stored or be in or about all the premises, warehouses, stockyards and godowns or those of the Mortgagors' agents, affiliates, associates or representatives or wherever else the same may be or be held by any party to the order or disposition of the Mortgagors or in the course of transit or delivery, howsoever and wheresoever in the possession with all benefits, rights and incidentals attached thereto which are now or shall be at any time be owned whether present or future.</p> <p>3) All the right, title, interest, benefits, claims and demands whatsoever (a) in the Projects and the documents of the Properties mentioned in point No.1, as may be amended, varied or supplemented from time to time, both present and future; (b) all the rights, title, interest, benefits, claims and demands whatsoever in the approvals/permissions relating to the Projects and Properties mentioned in point No.1, both present and future (c) all the right, title, interest, benefits, claims and demands whatsoever in any letter of credit, guarantee, performance bond provided by any party to the Projects and the documents of the Properties mentioned in point No.1, both present and future and all the rights, title, interest, benefits, claims and demands whatsoever in, to under and/or in respect of the Insurance Policies both present and future and all rights, claims and benefits to all monies receivable thereunder and all other claims thereunder which description shall include all properties of the above description whether presently in</p> |
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existence or acquired hereafter, both present and future.

**4) a)** all the Receivables arising out of the Projects and the Property and all right, title, interest, benefits, claims and demands whatsoever in, to and in respect of all present and future receivables, commissions, revenues, claims and chooses-in-action of whatsoever nature and howsoever and wherever arising due to or owing to or become due or owing to, or acquired, Intellectual Property Rights, goodwill, and all rights, title, interest, benefits, claims and demands whatsoever in, to or in respect of all amounts owing to, and received and/or receivable by, including book debts and receivables, both present and future, including but not limited to the uncalled capital, which description shall include all properties of the above description whether presently in existence or acquired hereafter.

**b)** No lien specific purpose bank accounts opened/ to be opened to collect/route all the Receivables and all the moneys lying in these bank account from time to time.

**c)** All the Escrow Accounts mentioned below:-

| Name of Escrow Account              |                         | Account Number |
|-------------------------------------|-------------------------|----------------|
| Sterling Private Collection Account | Buildcon Limited Escrow | 57500000226721 |
| Sterling Private 30% RERA Account   | Buildcon Limited Escrow | 57500000226902 |
| Sterling Private RERA               | Buildcon Limited Escrow | 57500000226912 |

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|--|--|--|--|--|---------------------------------------------------------------|----------------|
|  |  |  |  |  | Account                                                       |                |
|  |  |  |  |  | Sterling Buildcon Private Limited Construction Escrow Account | 57500000227138 |
|  |  |  |  |  | Sterling Buildcon Private Limited Disbursement Escrow Account | 57500000235644 |

Dated this \_\_\_\_ day of \_\_\_\_\_ 2019

