

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Description of the Mortgaged Properties)

करल - ९		
१२२५	२५	२६
२०२०		

(A) (I) PROPERTY 1 OWNED BY MORTGAGOR - 1

All rights, title, share, demands, claims, entitlements and interest of Mortgagor - 1 over all that piece or parcel of land admeasuring 585.20 sq. mtrs. or thereabouts bearing Survey No 38, Hissa No 30, C.T.S. No.782 of Village Borla (Turbhe), Taluka Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, lying, being and situate at Govandi Road, Govandi (East), Mumbai - 400 088 (hereinafter referred to as "Property No.1") and bounded by:

On or towards the North	C.T.S. No.276.
On or towards the South	C.T.S. No.278 and C.T.S. No.346.
On or towards the East	C.T.S. No.276.
On or towards the West	C.T.S. No.277.

Together with construction thereon, both, present and future.

(A) (II) PROPERTY 2 OWNED BY MORTGAGOR - 1

All rights, title, share, demands, claims, entitlements and interest of Mortgagor - 1 over all those pieces or parcel of lands aggregately admeasuring 329.90 sq. mtrs. or thereabouts bearing C.T.S. Nos.277, 277/1 to 6 of Village Borla (Turbhe), Taluka Kurla in the Registration District and Sub-District of Mumbai and Mumbai Suburban (hereinafter referred to as "Property No.2") and bounded by;

On or towards the North	Swati Colony, CTS No.276 (pt), & 278 (pt).
On or towards the South	Shankar Mandir Road CTS No.278.
On or towards the East	Lily Apartments CTS No.276.
On or towards the West	Open Plot bearing CTS No.278 partly reserved for R.B.

Together with construction thereon, both, present and future (including without limitation units acquired by the Mortgagor - 1 pursuant to surrender/relinquishment of tenancies by tenants/occupiers).



(A) (III) PROPERTY 3 IN RESPECT OF WHICH DEVELOPMENT RIGHTS ARE GRANTED BY SRI SWATI CO-OPERATIVE HOUSING SOCIETY LTD TO MORTGAGOR - 1

All rights, title, share, demands, claims, entitlements and interest of Mortgagor - 1 in the Project (in relation to which development rights have been granted by Swati Co-Operative Housing Society Ltd to Mortgagor - 1 under the Development Agreement dated 30th December 2009 read with Power of Attorney dated 30th December 2009 and /or any other deed, document, agreement or instrument executed in favour of the Mortgagor - 1 as amended from time to time), all benefits, whatsoever arising therefrom representing the Mortgagor - 1's entitlement or share therein including without limitation, the Mortgagor - 1's share and /or entitlement in the built up area in the Project constructed /to be constructed over land being all those pieces or parcels of non agricultural lands aggregately admeasuring 7776.30 sq. mtrs. or thereabouts bearing C.T.S. Nos.276, 276/1 to 276/16 of Village Borla, Taluka Kurla (including over Property No. 1 and Property No. 2) together with the 4 buildings / structures comprising of Building No. 1, Building No. 2, Building No. 3 (having 4 Wings, A, B, C and D) and Building No. 4 standing thereon, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, Govandi, Mumbai - 400 088 (hereinafter referred to as "Property No.3") and bounded as follows, that is to say:

On or towards the North	C.T.S. NO.171 and C.T.S. NO.172.
On or towards the South	C.T.S. No.278 and C.T.S. No.346.
On or towards the East	C.T.S. No.231, C.T.S. No.274 and C.T.S. No.272.
On or towards the West	C.T.S. No.278 and C.T.S. No.277.

BUT EXCLUDING the units identified for the members, tenants and occupants in the project "TRIDHAATU AUM" as mentioned in ANNEXURE: A.



EXCLUDING THE SOLD UNIT AS LISTED IN ANNEXURE: B.

Together with construction thereon, both, present and future and future receivables arising from the sold units.

(A) (IV) PROPERTY 4 OWNED BY MORTGAGOR – 2

All right, title, interest and entitlement whatsoever of Mortgagor – 2 in 5 (five) fully paid up shares of Rs. 50/- (Rupees Fifty Only) each bearing distinctive Nos. 106 to 110 (both inclusive) comprised under Share Certificate No. 21 dated 31 March 2013 ("**said Shares**") issued by the Shri. Akshay Anand Co-operative Housing Society Limited, a society formed and registered under the Maharashtra Cooperative Societies Act, 1960 under Reg. No. MUM/W-M/HSG/(T.C.)/9857/2008-09/YEAR 2009 dated 24 February 2009 ("**said Society**") together with right, title and interest in residential premises being **Pent House /Flat No. 12A** admeasuring approx. 1,947 square feet (carpet area) or thereabouts and attached sunken garden admeasuring 340 square feet ("**said Flat**") on the 12th Floor in the building known as 'Akshay Anand' ("**said Building**") of the said Society standing on all those pieces and parcels of land admeasuring 1254.9 square meters bearing CTS Nos. 1343, and 1343/1 to 1343/6 of Village Chembur and bearing Plot No. 383 of the Suburban Scheme No. III of Chembur in the Registration district and Sub District of Mumbai Suburban and situated at 7th Road, Sanduwadi, Chembur Mumbai 400 071 ("**said Land**") along with 2 (two) covered Car Parking Spaces on the 2nd podium of the said Building each admeasuring 120 square feet or thereabouts ("**said Car Parking Spaces**"). The said Shares, the said Flat, and the Car Parking Spaces are hereinafter collectively referred to as "**Property No.4**".

(A) (V) PROPERTY 5 OWNED BY MORTGAGOR – 3

All rights, title, share, demands, claims, entitlements and interest of Mortgagor – 3 overall that piece and parcel of land bearing Cadastral Survey No. 581, Final Plot No. 230 of the Town Planning Scheme, Bombay City No. III (Mahim Area) admeasuring 3,437.32 square meters or thereabouts (equivalent to 4,111 square yards) (as per the Property Register Cards and the title documents) and admeasuring 3477.61 square meters by physical survey carried out by the Mortgagor 3 on 27 February, 2015 situate, lying and being at Moghul Lane, Mahim, Mumbai- 400016 (hereinafter referred to as "**Property No.5**") in the Registration District and Sub-District of Mumbai City and bounded as follows:

On or towards EAST :	By Road
On or towards WEST :	By Final Plot No. 231
On or towards SOUTH :	Partly by Final Plot No. 228 and partly by Final Plot No. 229
On or towards NORTH :	By Final Plot No. 246

Together with construction thereon, both, present and future.

Including without limitation the project "**TRIDHAATU KSHITIJ**" constructed/proposed to be constructed over the above land ALONG WITH all scheduled receivables of sold/unsold units/leased, book debts, receipts, income, benefits, considerations and compensations whatsoever received or to be received in future in respect of the proposed project "**TRIDHAATU KSHITIJ**" on the aforesaid land BUT **EXCLUDING** sold units in the building "**TRIDHAATU KSHITIJ**" as listed in **ANNEXURE: C**:

NOTE – Mortgage / charge / security interest over future receivables arising from the above sold units are mortgaged/charged to the Mortgagee, further mortgage / charge / security interest of the Mortgagor continues to the extent of amount due and payable by the purchaser on the sold units.

(A) (VI) PROPERTY 6 OWNED BY MORTGAGOR – 4 REPRESENTED THROUGH ITS CONSTITUENTS VIZ. MORTGAGOR – 5 AND MORTGAGOR – 6

ALL THAT piece or parcel of freehold land admeasuring 1817 sq. mtrs. or thereabouts bearing Plot Nos. 16 and 17, CTS No. 619/25 of Village Bori, Taluka Kurla, situate lying and being at Motibaug, WamanTukaram Patel Marg, Chembur, Mumbai (hereinafter referred to as "**Property No.6**") within the limits of Brihan Mumbai Mahanagarpalika and delineated on the Plan thereof hereto annexed and bound as follows, that is to say:

