

Date: July 27, 2017

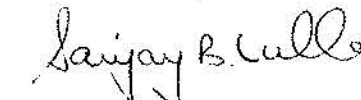
Details of Encumbrances

There are no encumbrances and litigations on the property besides the ones detailed here below:

- 1) Promoter has availed construction finance vide Deed of Simple Mortgage dated February 23, 2016 from Religare Finvest Ltd. by creating mortgage over specified flats in the project
 - a. Total Borrowings: Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lacs only)
 - b. Current Outstanding: Rs. 1,92,35,953/- (Rupees One Crore Ninety Two Lacs Thirty Five Thousand, Nine Fifty Three only)
- 2) Promoters have executed a Deed of Right of Way dated 21 July, 2016 whereby the Promoters have granted a right of way through the property, being a 533 sq. mtrs. wide access road through the property, wherein the said Project La Promenade is being constructed, in order to enable access to the property which is adjoining to the property and has access only through the property. This right of way document has been duly executed and notarized on 30 July, 2016
- 3) On an application made by the original owners of the property in that behalf, orders dated 7th December, 2010 were passed in their favour by the Sub-Divisional Officer Thane, Collector's Office at Thane, approving the sale & transfer of the said property in favour of the Promoter, subject to the reservations applicable thereon viz., reservation no 96 for Secondary School, reservation no 97 for Primary school and a 24 meter wide road. Apart from these reservations, the remaining property can be used for residential purpose.
- 4) There is an encroachment of ~5000 square foot on the reserved area for the amenity / school on the property.

The above details are true to the best of my knowledge

For Aadi Developers



Authorized Signatory

