

BAU DEVELOPERS PRIVATE LIMITED

802 - 8th FLOOR, GRANDE PALLADIUM, 175, CST ROAD, KALINA, SANTACRUZ (EAST), MUMBAI - 400 098. TEL. : 66020000 • FAX : 66020004

July 2017

Maharashtra Real Estate
Regulatory Authority,
3rd Floor, A-Wing,
SRA Administrative Building,
Anant Kumbhar Marg,
Bandra East,
Mumbai - 400 051.

Dear Sir,

.....
A Property measuring 3825.25 sq. mtrs. or thereabouts
bearing C.T.S. No. 128-A/4 (part) of Village Kandivali,
Taluka Borivali, Mumbai Suburban District, in the
Registration Sub-District of Mumbai Suburban ("the said
Property").
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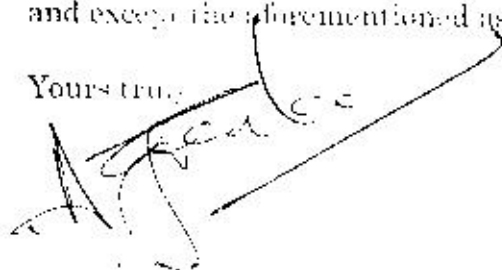
We refer to the above referred property which our company is
developing/constructing.

Please note that the following are the Details of Encumbrance on the
said Property:

By and under a Debenture Trust Deed dated 18.10.2016 ("the said
DTD with Vistra and Mortgage") made between the Promoters
herein (our company) therein referred to as the Company of the
First Part, Firebelly Properties Limited therein referred to as the
Promoter 1 of the Second & Fifth Part, Mr. Shantanoo Vishwanath
Rane therein referred to as the Promoter 2 of the Third Part, Mr.
Ayush Shantanu Goenka therein referred to as the Promoter 3 of the
Fourth Part, Acropolis Foundations Private Limited therein referred
to as the Acropolis of the Sixth Part, and Vistra ITCL (India)
Limited therein referred to as the Debenture Trustee of the Last
Part, the Vistra agreed and invested a sum of Rs.37,00,00,000/- unto
the Promoters by subscribing to the senior, secured, redeemable,
non-convertible debentures issued by the Promoters herein against
creation of Mortgage on the said Property along with unsold flats in
the said Project (amongst others, more particularly described in the
Schedule C thereunder), upon the terms and conditions and in the
manner therein contained.

We state that there are no encumbrances on the said Property save
and except the aforementioned as on the date of this letter.

Yours truly,



CIN No. : U45200MH2005PTC156576