29th July 2017

Self-Declaration for details of Encumbrances

We, (1) **HBS Seaview Private Limited ("Developers")** and (2) **HBS Marineview Private Limited ("Owners")** hereby state and declare that Developers have acquired the ownership of land and buildings namely "Shree Halai Lohana Niwas" situated at Burrows Lane, Chira Bazar, Mumbai 400 002 and Owners have acquired 75% of ownership rights in respect of land and building namely "B.T. Building no.2" situated Guzdar Street, Chira Bazar, Mumbai 400 002. The Developers and Owners have created following encumbrances and charges:

1) Vide an Indenture of Mortgage dated 11th February 2013 as executed by the Developers, IDBI Trusteeship Services Limited and HBS Realtors Private Limited, which was further modified vide a Supplemental Indenture of Mortgage dated 4th March 2016 a First and Exclusive Mortgage and Charge was created over the property of the Developers. A First and Exclusive Charge on the cashflows of the Developers as also a Pledge of 100% shares of the Developers in

HBS Seaview Private Limited	HBS Marineview Private Limited
HBS SEAVIEW PVT. LTD. MUMBAI	HBS Marineview Private Limited

favour of IDBI Trusteeship Services Limited as Debenture Trustee was also created vide a Debenture Trust Deed dated 11th February 2013 as executed by the Developers, IDBI Trusteeship Services Limited and HBS Realtors Private Limited, which was further modified vide a Supplemental Deed dated 4th March 2016 for securing the redemption of Non-Convertible Debentures aggregating to Face Value of Rs.65,00,00,000/- (Rupees Sixty-five Crores only) as issued by HBS Realtors Pvt. Ltd., which amount was subsequently reduced to Face Value of Rs.53,55,37,000/-(Rupees Fifty Three Crore Fifty Five Lakh Thirty Seven Thousand Only).

2) Vide a Declaration of Mortgage dated 4th March 2016, executed by the Owners in favour of IDBI Trusteeship Services Limited, a First and Exclusive Equitable Mortgage, by way of Deposit of Title Deeds was created over the property belonging to the Owners for securing the redemption of Non-Convertible Debentures aggregating to Face Value of Rs.65,00,00,000/- (Rupees Sixty Five Crores only) as issued by HBS Realtors Pvt. Ltd., which amount was subsequently reduced to Face Value of Rs.53,55,37,000/-(Rupees Fifty Three Crore Fifty Five Lakh Thirty Seven Thousand Only), as issued by HBS Realtors Private Limited vide a Debenture Trust Deed dated 11th February 2013 as executed by

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the Developers, IDBI Trusteeship Services Limited and HBS Realtors Private Limited, which was further modified vide a Supplemental Deed dated 4th March 2016.

For: **HBS Seaview Private Limited**

Director

For: **HBS Marineview Private Limited**

Director