

the cost of the Mortgages such documents and deeds as may be necessary to give effect to the provisions referred to hereinabove and also for preservation, enforcement and realisation of the security and the Mortgages shall bear the expenses that may be incurred by the Bank or any Receiver in that behalf, Provided at any time prior to the occurrence of an Event of Default under the Credit Facilities Documentation, the Bank shall exercise its powers under this Section only if the Mortgages fail to comply with the instructions of the Bank under this Indenture.

16. The Mortgages covenant with the Bank to ratify and confirm all acts or things made done or executed by any of the Bank's attorneys as contemplated by these presents, hereinafter

IN WITNESS THEREOF the Mortgages have set their hand(s)/seals to these presents on this day of 24th April 2028 first above written in the witness of each of the attesting witnesses mentioned below and each of attesting witnesses have put their signatures in the presence of the Mortgages.

SCHEDULE
DETAILS OF THE MORTGAGED PROPERTIES

Properties No.1

(Land belonging to First Mortgage, M/s.East & West Builders and Building being constructed thereon belonging to the Second Mortgage, M/s.RNA Universal)

12 (TWELVE) FLATS BELONGING TO THE SECOND MORTGAGOR, M/S.RNA UNIVERSAL AND THE LAND BELONGING TO FIRST MORTGAGOR, M/S.EAST & WEST BUILDERS.

Sr.No.	Flat No.	Area (in sq.ft.)	Floor	Wing
1.	1901	2285	19 th	D
2.	2001	2285	20 th	D
3.	2002	2365	20 th	D
4.	301	2325	3 rd	E
5.	302	2360	3 rd	E
6.	303	2325	3 rd	E
7.	402	2360	4 th	E
8.	502	2360	5 th	E



9.	703	2325	7 th	E
10.	1102	2360	11 th	E
11.	2001	2325	20 th	E
12.	2003	2325	20 th	E

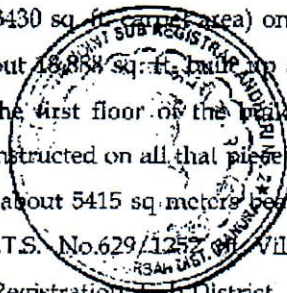
totally admeasuring 28000 sq.ft. all in the Building No.2, known as "RNA Grande", being constructed on land, admeasuring 7903 sq.mtrs., or thereabouts, bearing CTS Nos.610/A, 611/A/1 (part), 611/B, CTS No.612/A (part), 656/A (part), 662/A and 671/A and CTS No.660, admeasuring 516 sq.mtrs. & CTS No.672/C/4, admeasuring 14.8 sq.mtrs. [as per Commencement Certificate dated 29.3.2007 - proposed Building No.2 on sub-plot - A, bearing CTS Nos.610/A, 611/A/1, 612/A, 612/D, 614/A, 611/B, 616/A, 616/A, 653/A, 656/A, 660 662/A, 671/A, 287/A, 287/B/1, 283/D, 672/C/4] of Village Kandivali, Taluka Borivali, in the Registration Sub-District and District of Mumbai Suburban, within the limits of Brihanmumbai Mahanagarpalika, situated at M.G.Road, Kandivali (West), Mumbai - 400 067, together with furniture, fixtures & fittings thereon, both present and future.

Properties No.2

(Being two Office Premises belonging to Third Mortgagor/Borrower M/s.Maharashtra Theatres Pvt. Ltd.)

बंदर-8		
Carpet	24	940
2098		

Two office premises totally admeasuring about 24,033 sq ft built up area (i.e. 16,022 sq. ft. carpet Area) being (1) admeasuring about 5154 sq.ft. built up area (i.e. 3430 sq. ft. carpet area) on the ground floor & (2) admeasuring about 18,884 sq.ft. built up area (i.e. 12,592 sq. ft. carpet area) on the first floor of the building known as "RNA Corporate Park" constructed on all that piece and parcel of plot of Land admeasuring about 5415 sq.meters bearing Survey No.341-A corresponding C.T.S. No.629/1252 of Village Bandra, Taluka Andheri, in the Registration Sub-District and District of Mumbai Suburban and within the limits of the H/E Ward of Municipal Corporation of Greater Mumbai, at Sant Gyaneshwar Road, Bandra (East), Mumbai - 400 051, together with furniture, fixtures & fittings thereon, both present and future.



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S. J. Ag.
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