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DETAILS OF ENCUMBRANCES

In accordance with the Commencement Certificate dated 18th April, 2016 bearing number SRA/ENG/3287/RC/ML/AP issued by the SRA, amended plans approved by the SRA vide its letter dated 10th April, 2017 bearing number SRA/ENG/3287/RC/ML/AP and revalidation made by the SRA on the Commencement Certificate dated 18th April, 2016 (in terms of the amended plans approved on 10th April, 2017), the Promoter is entitled to construct the Sale Building on a portion of the land admeasuring 3,853.30 Square metres (including RG Area of 584.88 square metres) and bearing Final Plot No.383, Town Planning Scheme (TPS) III, at 24th T. P. Road of Village Borivali, Taluka Borivali, in the Registration Sub-District of Mumbai Suburban bounded towards the East by F.P 384 (Play ground), towards the West by the Rehab Building, towards the North by F.P 379, 380, 381 and 382 and towards the South by 13.40 Metres wide D. P. Road by consuming FSI aggregating to 17,528.31 square metres (i.e. 12,986.27 square metres of Base FSI plus 4,540.04 square metres of Fungible FSI) ("**Real Estate Project**").

By an Indenture of Mortgage dated 25th March, 2017 duly registered with the Sub-Registrar of Assurances at Borivali under Serial No. BRL9/2093/2017 on 27th March, 2017 made and executed by and between Paradigm Ambit Buildcon, the Promoter, therein referred to as the Mortgagor of the One Part, and Capri Global Capital Limited, therein

referred to as the Mortgagee of the Other Part, the Mortgagor therein has inter alia mortgaged the development rights in respect of the Real Estate Project, unsold premises being constructed in the Real Estate Project and the receivables from the Real Estate Project in favour of the Mortgagee therein.


FOR PARADIGM AMBIT BUILDCON
PARTNER