

DETAIL OF ENCUMBERENCES

Sr no.	Facility	Charge holder	Mortgagor	Documents executed
1	Rs. 1,470,000,000	Axis Trustee Services Limited	Lohitka Properties LLP	Indenture of Mortgage dated 27th October, 2015

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(Description of the Larger Property)

All that piece and parcel of land admeasuring 49250 sq. meters or thereabouts bearing Survey Nos. 89 (Part), 151A (Part), 158 (Part), 159 (Part), 168 (Part), corresponding CTS Nos. 514 (Part), 531 (Part), 532 (Part), 533 (Part) and 534 situate lying and being at Village Nahur, Taluka Kurla, District Bombay Suburban.

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TO E029	3)	906
2094		

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Description of the Project Property)

All that piece and parcel of land admeasuring 21,867 square meters lying and being at Village Nahur, Taluka Kurla, District Bombay Suburban and shown on the plan surrounded by red colour boundary line which plan is hereto annexed and marked as Annexure "A" and comprised of

- i. A portion of the Larger Property admeasuring 10,985 sq. meters delineated on the plan hereto and shown in grey colour hatch line on the Plan being Annexure "A" hereto
- ii. Reversionary rights in respect of Land bearing Survey Nos 89 (Part), 151A (Part), corresponding CTS Nos 531 (Part) and 534 admeasuring 10,882 sq. meters of land owned by Lohitka Properties LLP which has been leased to Western Ministil Limited for a period of 20 years commencing from 1st December 2002 and expiring on 30th November, 2022 ("Leased Land") and shown in yellow colour square shaped hatch line on the Plan being Annexure "A" hereto



THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Description of the Mortgaged Properties)

The entire undertaking being all that piece and parcel of land admeasuring 21,867 square meters more particularly described in the Second Schedule hereinabove written (including the ownership rights of WRMPL therein) **TOGETHER WITH** all the present and future structures and buildings constructed/to be constructed thereon **TOGETHER WITH** all development rights and potential arising therefrom and **TOGETHER WITH** all the Unutilised Development Potential and **TOGETHER WITH** all rights, liberties, privileges, easements, advantages, assets, benefits, revenues, income and appurtenances whatsoever to and arising in relation to the Project Property, the Unutilised Development Potential and the Project or any part thereof, including Receivables, TDR, the Escrow Account and Retention Account and all the estate, right, title, property, benefits claim and demand whatsoever of the Mortgagor and WRMPL thereto and every part thereof including but not limited to all present and future rents, profits, receivables, and movable assets in relation to the Project Property and the Project under any agreements or contracts including insurance contracts and policies executed by Mortgagor or any other person in relation to Project Property and the Project.

गावाचे नाव : नाहूर	
(1) विविधाचा प्रकार	गहाणखत
(2) मोंबदला	रु.1,470,000,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसु करणे)	रु.0/-
(4) भू-भाषण,पोटहिस्सा व घरकरमांक(असल्यास)	531(पार्ट),534(पार्ट),, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती: सीटीएस नं. 531(पार्ट),534(पार्ट),,गाव - नाहूर,तासुका - कुर्ला,मुंबई
(5) क्षेत्रफळ	21,867.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/विहीन ठेवणा-या पक्षांमध्ये नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- पॅरिसन ट्रस्टी समिती लिमिटेड दिवेचर ट्रस्टी तर्फे अधिकृत हस्ताधारी मकरंद कुलकर्णी - ;वय: 36; पत्ता:- 22/2,अजमा,डॉ.पंडित बाळम, बांभे हायव्हन मिल्स कंपाउंड, पांडुरंग बुधकर मार्ग, न्यु प्रभादेवी रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400025 फोन नं:- AAHCA3172B
(8) दस्तावेज करून देणा-या पक्षांमध्ये नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2) नाव:- पॅरिसन ट्रस्टी समिती लिमिटेड दिवेचर ट्रस्टी तर्फे अधिकृत हस्ताधारी मकरंद कुलकर्णी - ;वय: 36; पत्ता:- 22/2,अजमा,डॉ.पंडित बाळम, बांभे हायव्हन मिल्स कंपाउंड, पांडुरंग बुधकर मार्ग, न्यु प्रभादेवी रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400025 फोन नं:- AAHCA3172B
(9) दस्तावेज करून दिल्याचा दिनांक	27/10/2015
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2015
(11) अनुक्रमांक,खंड व पृष्ठ	6921/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,000,500/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) क्षेत्र	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

b) When possession is not given