

SHREE DIVYAKIRTI CONSTRUCTIONS LLP

105, Vijay Industrial Estate, Chincholi Bunder, New Link Road,
Malad West, Mumbai -400064.

Date: 04.08.2025

To,
Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Sub: Declaration of encumbrances concerned to Legal and Finance.

Dear Sir/Madam,

I, Mr. Shashank Ajay Maheshwari, (PAN – ANDPM1459P) Designated Partner of Shree Divyakirti Constructions LLP (PAN – AEQFS5723Q) having registered office at 105, Vijay Industrial Estate, New Link Road, Malad West, Mumbai – 400064.

We hereby declare and state that all that piece and parcel of C.S.No. 1B/714, Plot No. 106C Scheme no.60, admeasuring about 638.80 square meters. or thereabout, the said land is 'No Encumbrance/ Free from all Encumbrances and there is no litigation on the said land.

We further declare and confirm that the structure standing on the above said land known as "**AVENUE 18**", situated at Jyotiba Phule Road & Govindji Keni Road of Dadar Naigaon Division, Dadar East, F/South Ward, Mumbai 400 014 has the following encumbrances against the Term Loan of Rs. 22 crores taken from Capri Global Limited a ('NBFC'):

1. First and exclusive charge by way of registered mortgage over development rights on the Project Land, along with all rights, title and interest along with all the present and future structures there upon including any further potential along with area arising in the form of TOR, FSI or otherwise on the Project accruing to the Borrower and Borrower's share of unsold units in the Projects;
2. First and exclusive charge by way of Hypothecation over all the present and future cash flows from the Project to the extent of Developer's share;
3. DSRA FD to the extent of 3 months' interest as per DSRA clause;
4. Guarantees of Co-Borrowers;
5. Assignment of Contractor's All Risk Policy insurance policies of the adequate value for the Projects' construction cost in favor of Lender;

For Shree Divyakirti Constructions LLP

Mr. Shashank Ajay Maheshwari
Designated Partner

