

FERRUM REALTORS PVT LTD

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CIN U45200MH1995PTC094208

To Whomsoever It May Concern

We hereby confirm that there is an Encumbrance created on Project "Rustomjee Ashiana" being constructed on the piece and parcel of land admeasuring 994.15 Sq. Mtrs. or thereabouts and bearing plot no. 6 of Juhu Ville Parle Development Scheme, district Mumbai suburban and bearing CTS No. 197(A) (Pt) and CTS No. 20 (A) (Pt) lying, being and situate at 10th North South Road, JVPD (West), Mumbai 400049, in favour of Aditya Birla Finance Ltd. Details of the same are as follows:

- First and exclusive charge on the saleable area and development right arising out of the leasehold land admeasuring 989.70 square meters or thereabouts bearing plot no. 6 of Juhu Ville Parle Development Scheme and bearing Survey No. 287 (part) corresponding to CTS No. 20/A (part) of Village Vile Parle and land bearing Survey No. 70(Part) corresponding to CTS No. 197/A (part) of Village Juhu situate, lying and being at North South Road No. 10, Juhu (West), Mumbai- 400 049 in the Mumbai Suburban District along with building constructed or to be constructed thereon.
- Charge on Transferable Development Rights (TDR) and FSI generating out of abovementioned property or purchased / to be purchased by the Company for the said Project or any other TDR for the said Project which in possession of the Company.
- Charge over sold and unsold receivables of the project.
- Charge has been created to fund the project development needs.

Thanking you.

For Ferrum Realtors Pvt. Ltd.

Authorized Signatory



Date: 31.01.2023

Place: Mumbai