

Declaration on Encumbrances – Project Ten BKC

We refer to the title report dated 15th October 2016.

Mortgages Created by MIG (Bandra) Realtors & Builder Pvt. Ltd.

1. By and under a Deed of Mortgage dated 28th December, 2015 executed between the MIG (Bandra) Realtors & Builder Pvt. Ltd. (as Borrower 1), Goan Hotels & Realty Private Limited (as Borrower 2) and Yes Bank Limited (as Lender) and registered with the Office of Sub-Registrar of Assurances, Mumbai at Bandra-4 under Serial No. 10097/2015, the MIG (Bandra) Realtors & Builder Pvt. Ltd. has created mortgage in respect of a portion of Developer's Premises corresponding to carpet area admeasuring 4,77,576 (Four Lakh Seventy Seven Thousand Five Hundred Seventy Six) square feet to be developed on the said Property and more particularly described in Schedule III thereto, in the manner and on the terms and conditions stated therein.

2. By and under Deed of Supplemental Mortgage cum Rectification dated 18th April, 2016 executed between MIG (Bandra) Realtors & Builder Pvt. Ltd. (as Borrower 1), Goan Hotels & Realty Private Limited (as Borrower 2) and Yes Bank Limited (as Lender) and registered with the Office of Sub-Registrar of Assurances, Mumbai at Bandra-4 under Serial No. 3584/2016, in view of errors in the details of the mortgaged properties stated in Schedule I, II and III of Deed of Mortgage dated 28th December, 2015, the Parties have, inter-alia, restated Schedule I, II and III of the Deed of Mortgage dated 28th December, 2015 being out of the Developers Remaining Premises and Developers Exclusive Premises, in the manner provided therein.

3. Also, by and under Deed of Further Supplemental Mortgage Deed dated 19th September, 2016 executed between MIG (Bandra) Realtors & Builder Pvt. Ltd. therein referred to as "Borrower 1", Goan Hotels & Realty Private Limited therein referred to as "Borrower 2" and Yes Bank Limited therein referred to as "Lender" and registered with the Office of Sub-Registrar of Assurances, Mumbai at Bandra-4 under Serial No. 8347/2016, the Parties have revised the mortgaged properties being out of the Developers Remaining Premises and Developers Exclusive Premises in view of the Supplemental Agreement dated 26th August 2016 executed between the Developer and the Radius Estates and Developers Pvt. Ltd. (earlier known as Vishwaroop Real Estate and Developers Pvt. Ltd.

The above disclosures made by the Promoter are limited to the encumbrances created by MIG (Bandra) Realtors & Builder Pvt. Ltd. and does not cover any encumbrances created by the Radius Estates and Developers Pvt. Ltd. (earlier known as Vishwaroop Real Estate and Developers Pvt. Ltd.) and/or the members.

Dated this 25th day of July 2017

MIG (Bandra) Realtors & Builders Pvt. Ltd.


(authorised signatory under RERA)

MIG (BANDRA) REALTORS AND BUILDERS PVT. LTD.

(Formerly known as DB MIG REALTORS AND BUILDERS PVT. LTD.)

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