

MAYFAIR MARU DEVELOPERS

Registered Office: 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri (W), Mumbai - 400058, India | FRN: BA-99003
Tel.: 022-6723 2300 | Email: info@mayfairhousing.com | Website: www.mayfairhousing.com

DETAILS OF ENCUMBRANCE CONCERNED TO FINANCE

TO WHOMSOEVER IT MAY CONCERN

Mayfair Maru Developers, the promoter of the project "Mayfair Mira Pride", having MahaRERA Registration No. P51700002231, do hereby state as follows:

We hereby state that we have availed loan facility of Rs. 1,50,00,00,000/- (Rupees One Hundred Fifty Only) by creating a registered mortgage in favour of ICICI BANK LIMITED, a company incorporated under the Companies Act, 1956 and a Bank within the meaning of the Banking Regulation Act, 1949 and having its registered office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara – 390 007, Gujarat and its Corporate Office at Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 by way of Indenture of Mortgage dated 15th February 2025 vide document Registration No. TNN 6-3064-2025 under Receipt No. 3200 dated 15th February 2025 issued by the Joint Sub-Registrar Thane-6.

Details of the security against charge/ mortgage created in favour of the lender are mentioned herewith;

i) grant, convey, assign, assure, and transfer unto the Mortgagee all and singular the freehold lands more particularly described in the Annexure I hereunder written together with all buildings (including flats and other premises) erections, godowns and constructions of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewerages, drains, waters, water-courses, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor into and upon the same, to have and to hold all and singular the aforesaid premises unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

Exclusive charge by way of registered mortgage on the Property

AND / OR

i) grant, convey, assure, assign and transfer unto the Mortgagee all the premises more particularly described in the Annexure I hereunder written, all liberties, privileges, easements and appurtenances whatsoever to the aforesaid premises or to any part thereof belonging to or in anywise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor unto and upon the same to have and to hold all and singular the aforesaid premises unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

Exclusive charge by way of registered mortgage on Project excluding the sold units (as specified in Annexure IIB hereto (if applicable) but including any cancellations and excluding usable carpet area of 27,368 sq.ft. to be handed over to the (i) erstwhile landowner (ii) Mr. Jayesh Maru, the retired partner

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Exclusive charge by way of registered mortgage on secured constructed RERA carpet area of 4,869 sqft (usable carpet area of 5,031 sq ft) being lien marked to Jayesh Maru

iii) assign and transfer unto the Mortgagee all the Bank Accounts and all rights, title, interest, benefits, claims and demands whatsoever of the Mortgagor in, to, under and in respect of the Bank Accounts and all monies including all cash flows and receivables and all proceeds arising from Project Mayfair Mira Pride, insurance proceeds, which have been deposited / credited / lying in the Bank Accounts, all records, investments, assets, instruments and securities which represent all amounts in the Bank Accounts, both present and future (the "Account Assets", which expression shall, as the context may permit or require, mean any or each of such Account Assets) to have and hold the same unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

Exclusive charge by way of registered mortgage on the Escrow Account/s of the Project and the DSR Account all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be);

(iv) assign and transfer unto the Mortgagee all amounts owing to, and received and/or receivable by, the Mortgagor and/or any person on its behalf, all book debts, all cash flows and receivables and proceeds arising from Project and, and all rights, title, interest, benefits, claims and demands whatsoever of the Mortgagor in, to or in respect of all the aforesaid assets, including but not limited to the Mortgagor's cash-in-hand, both present and future (the "Receivables", which expression shall, as the context may permit or require, mean any or each of such Receivables) to have and hold the same unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

Exclusive charge by way of registered mortgage on the future Scheduled Receivables of the Project and all insurance proceeds, both present and future.

(v) assign and transfer unto the Mortgagee all right, title, interest, benefit, claims and demands whatsoever of the Mortgagors, in, to, under and/or in respect of the Project Documents (including insurance policies) including, without limitation, the right to compel performance thereunder, and to substitute, or to be substituted for, the Mortgagor thereunder, and to commence and conduct either in the name of the Mortgagor or in their own names or otherwise any proceedings against any persons in respect of any breach of, the Project Documents and, including without limitation, rights and benefits to all amounts owing to, or received by, the Mortgagor and all claims thereunder and all other claims of the Mortgagor under or in any proceedings against all or any such persons and together with the right to further assign any of the Project Documents, both present and future, to have and to hold all and singular the aforesaid assets, rights, properties, etc. unto and to the use of the Mortgagee absolutely and subject to the powers and provisions contained herein and subject also to the proviso for redemption hereinafter mentioned.

Exclusive charge by way of registered mortgage on security of all rights, title, interest, claims, benefits, demands under the Project Documents of the Project both present and future.

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DESCRIPTION OF THE IMMOVEABLE PROPERTY

Property:

All the piece & parcel of land located at survey no. 120 Hissa no. 3 (earlier being Survey no. 120 Hissa no. 2) at Opp Jangid Tower, Next to Mira Darshan CHS Ltd, MTNL Road, Mira Road East, Village Bhayander, Taluka & District Thane, , Maharashtra 401 107, admeasuring approximately 6,859.03 sq. mtrs., (net area after handover of D.P. Road reservation of 1,372.24 sqm, Dispensary & Maternity reservation of 318.50 sqm and Encroachment area of 30.23 sqm) out of the larger land admeasuring 8,580 sq m, including all the structures thereon both present & future, along with all the development potential arising thereon (including additional development potential in the form of TDR, premium FSI, etc), both present and future.

and bounded as follows:

On the East by The Land bearing New Survey No. 120/4
On the West by The Land bearing New Survey No. 120/1
On the North by The Land bearing New Survey No. 120/2
On the South by 60' D.P Road (Handed Over by the Promoter to MBMC)

Project:

Residential cum Commercial project Mira Pride consisting of One tower having Three wings A,B and C which form part of the Project - as mentioned below, being developed by the Borrower/Developer on the Property.

Wing A (Commercial) 2 level basement + Ground + 3 floor having RERA Carpet Area of Approx 25,534 sq.ft.

Wing B & C each (Residential) 2 Level Basement + Ground + 1st to 4th Level Podium + 5th Floor Recreation Floor (EDeck) + 6th Floor to 35th Floor having RERA Carpet Area of approx. 3,29,015 sqft (usable carpet area of 3,42,157 sq.ft.) which excludes the RERA carpet area of 26,164 sqft (usable carpet area of 27,368 sq.ft.) to be handed over to the erstwhile owners (17,951 sq ft), retired partner Mr Jayesh Maru (9,417 sqft) and secured constructed RERA carpet area of 4,869 sqft (usable carpet area of 5,031 sq ft) being lien marked to Jayesh Maru as incorporated in Annexure I

Thanking you,

For MAYFAIR MARU DEVELOPERS

Nayan Arvind Shah

Partner

Date: 17th February 2025

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ANNEXURE I

Wing	Floor	Unit	Usable Carpet Area sold to erstwhile owners (sq ft)	Wing	Floor	Unit	Usable Carpet Area sold to Jayesh Maru (sq ft)	Wing	Floor	Unit	Secured Constructed Area (sq ft)
C	6th Floor	603	689	C	10th Floor	1001	1,031	C	35th Floor	3501	1,031
C	6th Floor	604	689	C	10th Floor	1002	1,031	C	35th Floor	3502	1,031
C	6th Floor	605	946	C	10th Floor	1005	946	C	35th Floor	3503	689
C	6th Floor	606	645	C	20th Floor	2001	1,031	C	35th Floor	3504	689
C	6th Floor	607	689	C	20th Floor	2002	1,031	C	35th Floor	3505	946
C	6th Floor	608	689	C	20th Floor	2003	689	C	35th Floor	3506	645
C	8th Floor	803	689	C	20th Floor	2004	689				
C	8th Floor	804	689	C	20th Floor	2005	946				
C	8th Floor	806	645	C	20th Floor	2006	645				
C	8th Floor	807	689	C	20th Floor	2007	689				
C	8th Floor	808	689	C	20th Floor	2008	689				
C	9th Floor	903	689								
C	9th Floor	904	689								
C	9th Floor	906	645								
C	9th Floor	907	689								
C	9th Floor	908	689								
C	10th Floor	1003	689								
C	10th Floor	1004	689								
C	10th Floor	1006	645								
C	10th Floor	1007	689								
C	10th Floor	1008	689								
C	11th Floor	1103	689								
C	11th Floor	1104	689								
C	11th Floor	1106	645								
C	11th Floor	1107	689								
C	11th Floor	1108	689								
Total			17,951				9,417				5,031