

Statement of Encumbrances on Mahagun Montage Project, located at GH-03, Crossing Republik Township, Dundahera, Ghaziabad Greater Noida.

The Company has availed of credit facilities aggregating to Rs. 75,00,00,000/- (Rupees Seventy five Crores) from M/s Aditya Birla Finance Limited & M/s Aditya Birla Housing Finance Limited Jointly (individually Rs. 50 crore each) for construction of the project. The facilities are secured by mortgage of project land and construction thereon, both present and future and hypothecation of receivables against the project. The facilities are further secured by personal guarantee of Directors.

Further to the encumbrances stated above, covered area of 1873.40 sq. mt on 28th Floor of Towers 'Advantage & Fortune' is mortgage to GDA against purchasable FAR Consideration of Rs. 6.29 Crore, which is payable in installments. The specific charge of GDA on this area will be released on completion of the price consideration payable for Purchasable FAR.