

Annexure

Detail of Encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details :

Sl.No.	Project Name and Name of the Company	Description of the Property	Nature of Security Interest	Assignment / Transaction Undertaken By The Borrower For The Project	Name of Charge holder
1	Urban Homes Project in the Company UH Realcon Private Limited	Property: Immovable	First Equitable Mortgage	Construction and development of the Project under the name and style of "URBAN HOMES" located at Gram Shahpur Bamhetta N.H-24 Ghaziabad, Uttar Pradesh	Loan of Rs. 42.00 Crore sanctioned by HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED, a company incorporated under the Indian Companies Act, 1956 and having its registered office at Ramon House, H. T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai – 400 020 and branch office among other places at The Capital Court, Olof Palme Marg, Munirka, New Delhi – 110 067
		Property being land and building admeasuring 30,035 sq mtrs. located at Gram Shahpur, Bamhetta, Ghaziabad, Uttar Pradesh designated for the project in the name and style of "URBAN HOMES" along with construction thereon both present and future and all entitlements emanating there from			
		Entire sale proceeds / receivables accruing from sold and unsold area of Property being land and building admeasuring 30,035 sq mtrs. located at Gram Shahpur, Bamhetta, Ghaziabad, Uttar Pradesh, Uttar Pradesh designated for the project in the	First Charge by way of Assignment		Vide their sanction letter number HDFC/UHRPL/OL-1 dated 17.02.2015.

		name and style of "URBAN HOMES"			
2	Urban Homes Project by 'Utility Estates Pvt. Ltd.' and 'U H Realcon Pvt. Ltd.'	Land admeasuring 5203.7 Sq. Mtr. Falling in Khasra No. 2377 (Part)	Registered Mortgage Deed for Mortgaging Land admeasuring 5203.7 Sq. Mtr. Falling in Khasra No. 2377 (Part) amounting to Rs. 6,50,46,250/- for ensuring performance related to development of EWS/LIG Flats on the project Land situated at Villlage Shahpur Bamhetta, Ghaziabad U.P.		Mortgage Deed Registered at Sl. No. 3876 in Bahi No. 1, Zild No. 12034 from Page No. 201 to 212 bearing No. 3876 on 23.05.2014 in the office of Sub-Registrar-First , Ghaziabad in favor of Vice Chairman Ghaziabad Development Authority