



பதிவுத்துறை
இரசீது - ஆவணப்பதிவு

இரசீது எண் : 351/2025
ஆவண எண் : R/ Navalur/ BOOK-1/ 309 / 2025

திரு VIJAYARAGHAVAN அவர்களிடமிருந்து ₹ 72,110 (ரூபாய் எழுபத்திரண்டாயிரத்து நூற்று பத்து மட்டும்) [இணைய வழி: REG202508137097560 ₹ 72110] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	50,000
2	பதிவுக் கட்டணம்	15,000
3	கணினிக் கட்டணம்	7,000
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	72,110

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி / செல்வி திரு VIJAYARAGHAVAN இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

நாவலூர் அலுவலகம்

நாள்: 14/08/2025

(Signature)
98840 53962

சார்பதிவாளர்
நாவலூர்
பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்

பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
srieesai (குடிமக்கள்)	Hema Munnangi	9176827258	13-08-25 01:12:13 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெறும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

<https://tnreginet.gov.in> என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெறும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி.

309/2025

1

TP/229415618/2025

MORTGAGE DEED WITHOUT DELIVERY OF POSSESSION

This **MORTGAGE DEED WITHOUT DELIVERY OF POSSESSION** made and executed on the Date and Place as mentioned in **Item No. 1 of SCHEDULE 1** (hereinafter referred to as the "Indenture") by

- 1) **M/S. PACIFICA BUILDERS PRIVATE LIMITED [CIN U45200GJ2005PTC046579 and PAN AADCP6537H]** a Company under the provisions of Companies Act, 2013 and existing under the laws of India and having its registered office / permanent address at 4-5, Sigma Corporate Park, Nr. Mann Party Plot, Behind Rajpath Club, Bodakdev, Ahmedabad, Gujarat – 380054, India, represented herein by its authorised Signatory **Mr. S Vijayaraghavan (Aadhaar No. 3029 5641 7043)**, aged about 58 Years (Appointed vide resolution dated 2nd April 2025), hereinafter referred to as the "**Borrower/Mortgagor 1**" which expression shall, unless it be repugnant to the meaning or context thereof, means and includes the partner(s) from time to time of the firm, the survivor(s) of them and the heirs, executors, administrators, legal representatives and successors of the partners, its successors-in-Office and permitted assigns); AND
- 2) **M/S. SYLVANUS BUILDERS AND DEVELOPERS LIMITED [CIN U70109GJ2006PLC069526 and PAN AAJCS9993G]** a Company under the provisions of Companies Act, 2013 and existing under the laws of India and having its registered office / permanent address at 4-5, Sigma Corporate Park, Nr. Mann Party Plot, Behind Rajpath Club, Bodakdev, Ahmedabad, Gujarat – 380054, India, represented herein by its authorised Signatory **Mr. S Vijayaraghavan (Aadhaar No. 3029 5641 7043)**, aged about 58 Years (Appointed vide resolution dated 2nd April 2025), hereinafter referred to as the "**Mortgagor 2**" which expression shall, unless it be repugnant to the meaning or context thereof, means and includes the partner(s) from time to time of the firm, the survivor(s) of them and the heirs, executors, administrators, legal representatives and successors of the partners, its successors-in-Office and permitted assigns); of **ONE PART**

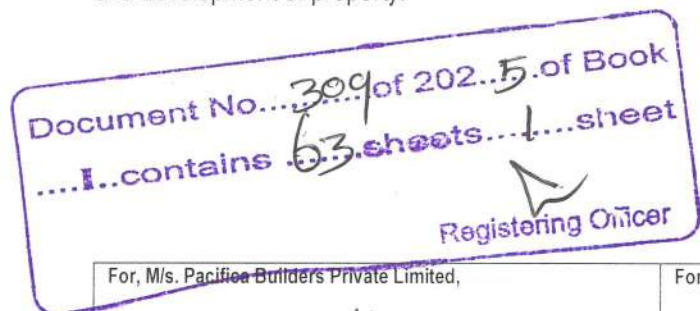
IN FAVOUR OF

KOTAK MAHINDRA INVESTMENTS LIMITED, a Company existing under the provisions of the Companies Act 2013, and registered as a Non-Banking Financial Company with the Reserve Bank of India, and having its Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 and having branch office at the address as mentioned in **Item No.3 of SCHEDULE 1**, hereinafter referred to as the "**Lender**" or "**Mortgagee**", as the context may require (which expression shall, unless it be repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors and assigns) of the **OTHER PART**

Mortgagor 1 and Mortgagor 2 are collectively referred to as "**Mortgagor/s**". The Mortgagor/s and the Mortgagee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:-

- A. The Borrower, as detailed in **Item No. 4 of Schedule 1** herein, is engaged *inter-alia* in the business of construction and development of property.



For, M/s. Pacifica Builders Private Limited,

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

- B. The Borrower in need of funds inter-alia for its business purpose and as described in the Transaction Documents (defined herebelow) and approached the Lender / Mortgagee for financial assistance, which is sanctioned/ already granted or to be granted by the Lender to the extent of the amount as described under **Item No. 5 of Schedule 1** herein, (hereinafter referred to as "**the Facility**"), on terms and conditions as mentioned in **Item No. 4 of Schedule 1** and **Schedule 1A** herein, Facility Agreement as detailed in **Item No. 6 of Schedule 1** herein, and such other documents executed or to be executed by the Borrower, Guarantor, Third Party Security Provider and the Lender ("**Transaction Documents**").
- C. As per the terms of the Facility, the Borrower's Due under the Facility Agreement and herein along with the principal sum together with all the interest, penal charges, and all other payments payable to the Lender by the Borrower and Mortgagor/s in accordance with the terms of the Transaction Documents (hereinafter referred to as "**Mortgage Debt**") shall be secured, *inter-alia*, by way of unconditional mortgage by the Mortgagor/s in favour of the Mortgagee in respect of the properties more particularly described in **Schedule 2** hereto ("**Mortgaged Property**") including all income, benefits, accruals and Receivables therefrom (as defined hereinbelow).
- D. Mortgagor 1 has executed various development agreements with the Mortgagor 2 and the adjoining landowners for the development of their properties and accordingly Mortgagor 1 is entitled to the development rights and the receivables arising from the Mortgaged Property along with adjoining properties in terms of the said development agreements and the powers of attorney which are valid and existing. No person other than the Mortgagor/s are entitled to the Mortgaged Property and no person other than the Mortgagors have any right, title, interest, claim or demand over the Mortgaged Property. No person has issued any notice / demand and have not filed any litigations, claim or disputes over / with respect to the title of Mortgaged Property. Rights of the Mortgagee shall supersede rights of any other person / Mortgagors under any agreement/ deed/ documents executed by the Mortgagor/s in any manner whatsoever. Mortgagee shall be entitled to deal with the Mortgaged Property under the provisions of this Indenture and under the Applicable Law without any restrictions, issues or consent from any person in any manner whatsoever.
- E. The Mortgagee has now called upon the Mortgagor/s to execute these presents and to create security in favour of the Mortgagee, which the Mortgagor/s has agreed to do jointly and severally in accordance with the terms and on the conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH:

1. Definitions and Interpretation
- 1.1 Definitions

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1..contains 63 sheets. 2....sheet
 Registering Officer

In this Indenture, the capitalised terms listed below shall have the following meanings:-

"**Applicable Law**" shall mean any statute, regulation, notification, circular, ordinance, requirement, direction, guideline, announcement or other binding action or requirement of an Authority, which has the force of law in India.

"**Authority**" shall mean any government authority consisting of its departments, agencies or instrumentalities, and shall also include any trade agency; regulatory authorities or boards; any judicial forums including courts, tribunals

For, M/s. Pacifica Builders Private Limited,



Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,



Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

and arbitral tribunals and the governing body of any security exchange or other securities self-regulating body in India.

"Authorisations" shall mean all approvals, authorisations, concessions, consents, permits, licenses and all rights granted by, and all filings, registrations, stampings and agreements with, any Person (including any Authority) necessary for the business carried on by the Borrower and to create security under this present.

"Clearances" mean any consent, license, approval, registration, permit or other authorisation of any nature which is required to be granted by any statutory or regulatory Authority (i) under the Transaction Documents, its obligations, including without limitation the making by it of the payments contemplated by the Transaction Documents, (ii) for the enforceability of any Transaction Documents and the making of any payments contemplated thereunder, (iii) for the construction, operation, and maintenance of the Mortgaged Property, and (iv) for all such other matters as may be necessary in connection with the Mortgaged Property or the performance of any person's obligations under any Transaction Documents.

"Penal Charges" shall mean an interest rate as provided in the Sanction Letter issued by the Lender.

"Drawdown/Disbursement" shall mean, save as otherwise provided in the Facility Agreement, an advance of such sums of money already made or to be made by the Lender hereunder in accordance with the provisions of the Transaction Documents.

"Encumbrance" shall mean (a) a mortgage, charge, pledge, hypothecation, lien or other encumbrance on the Security for any purpose with any ranking of priority, (b) any arrangement under which money or claims to, or the benefit of, a bank or other account may be applied, set-off or made subject to a combination of accounts so as to effect payment of sums owed or payable to any Person; or (c) any other arrangement creating priority over liabilities hereunder, through any document or writing including but not limited to any agreement, agreement to sale, sale agreement, allotment letter, letter of allotment, memorandum of understanding, sale deed, conveyance deed, lease deed, license agreement, set off agreement, declarations, undertaking, instructions, indemnity, guarantee agreement or any document whatsoever or dispose off any interest (as defined herein).

"Event of Default" shall mean each of the events as set out in **Clause 10 below** under the heading of **Events of Default**.

"Litigation" means any enforcement proceedings or a suit including declaratory suits, disputes, action, injunction, claims, litigation, arbitration or administrative, judicial, government, tax related, labour related or criminal proceedings before any judicial or quasi-judicial authorities.

"Material Adverse Effect" shall mean any (a) event, occurrence, fact, condition, change, development or effect, pending or threatened litigation, investigation or proceeding, that is or may be materially adverse to the said security/mortgage property, business, operations, prospects, results of operations, condition (financial or otherwise and including any material increase in provisions), properties (including intangible properties), assets (including intangible assets) or liabilities of the Borrower/ Promoters/Third Party Security Provider/Guarantors, or (b) material impairment of the ability of the Borrower or to perform its obligations hereunder or under any Transactions Document or Security Documents or (c) material adverse effect on the legality, validity, binding nature or enforceability of any of the Transaction Documents or Security Documents

"NOC" shall mean a No Objection Certificate or permission granted by the Mortgagee in writing on its letter head, with respect to joint or several written or email or software request made by the Mortgagor or its attorney holder to

For, M/s. Pacifica Builders Private Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

sale, transfer, lease further mortgage, allot or agree to sale, transfer, lease, further mortgage or allot the Mortgaged Property in full or part, which the Mortgagee may grant with or without any condition and any such condition if any mentioned in the NOC shall be binding upon the Mortgagor/s and the person referred in such NOC.

Borrower's Dues" means all amounts of the Facility along with interest, penal charges, commitment charges, interest tax, prepayment charges, costs, charges, premium, expenses, Taxes, TDS certificates pending for submission to Lender's satisfaction, surcharges and other dues payable to Government / Semi-Government bodies, and include all other amounts due from time to time, including Indebtedness of the Borrower, whatsoever payable/repayable by the Borrower or the Guarantor(s)/Third Party Security Provider (as defined herein) to the Lender under this Agreement or under any other agreement and/or under their guarantee(s)/Security Documents and/or in connection with the Facility or otherwise.

"Person" shall include any individual, sole proprietorship, unincorporated association, unincorporated organization, body corporate, corporation, company, partnership, unlimited or limited liability company, joint venture, Government Authority or trust or any other entity or organization;

"Project" shall mean any construction existing or to be made as per plans approved by concerned authority on any land involved in Secured Assets/Mortgaged Property and which is in the nature of construction involving multiple units/flats/bungalows/houses/shops/offices/industrial gala/warehouses or of such nature.

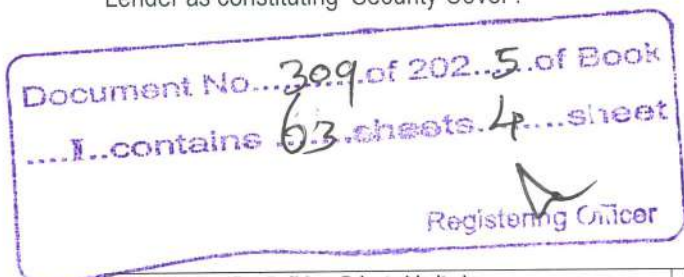
"Receiver" shall have the meaning given to it in **Clause 15** below.

"Receivables" shall mean and include in respect of and out of or in relation to the Mortgaged Property, all the right, title, interest, benefits, claims and demands whatsoever, at any time, in and to or in respect of all amounts owing/ payable to and/or received by or to be received from any person (including the purchaser/ lessee/ licensee of the flats/units/ apartments) and which are now due owing/ payable/ belonging to the Company or property owners or mortgagor/s which may at any time hereafter during the continuance of the mortgage become due, owing, payable or belonging to the Mortgagor/s in respect of all sold as well as unsold and/ or leased / licensed flats/ shops/ units/ apartments including without limitation all the proceeds and considerations due to the Mortgagor/s pursuant to the marketing of the flats/ units/ apartments in the and shall include the sale, consideration, deposits/ premium, lease rentals, business centre, charges, leave and license fees, rent, out standings and claims in respect thereof deposited in any escrow account pursuant to any terms of the Facility Agreements entered into or agreed to enter into by the Mortgagor/s including all the right, title interest, benefits, compensation, FSI/FAR/TDR and all benefits from the or out of or for the reason of the Mortgaged Property.

"Rs." or "Rupees" shall mean Indian rupees, the lawful currency of India.

"Security" shall mean mortgage over the Mortgaged Property by the Mortgagor/s in favour of the Lender.

"Security Cover" shall mean the valuation of the Mortgaged Property, created by the Borrower, the Mortgagor/s or any third person in favour of the Lender, to the satisfaction of the Lender, and as such specifically classified by the Lender as constituting 'Security Cover'.



For, M/s. Pacifica Builders Private Limited,

[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

"Security Documents" shall mean the deed of mortgage, the personal guarantee, the corporate guarantee, the deed of hypothecation, pledge agreement, indemnities, declarations, undertaking, letters, instructions, guarantee of any Indian and foreign bank or financial institution power of attorney and such other deeds, documents and writings that the Lenders may require for the creation and perfection of the Security in the manner contemplated by the Transaction Documents and any other documents designated as such by the Lender.

"Taxes" means all taxes, levies, imposts, cesses, duties and other forms of taxation, including (but without limitation), GST, Value Added tax, Service tax, any other tax which are applicable or may be applicable on any future date, corresponding to the facilities, loan, or any other charges in the nature of repayment, commission, interest (including overdue interest), commitment charges surcharge, penalty or fine in connection therewith which may be payable.

"Transaction Documents" include this deed together with all Schedules annexed hereto, all amendments, supplements to this deed, letters issued by the Lender to the Borrower which are deemed to be Sanction Letter for the purposes of this deed, the applications by the Borrower to avail of the Facility, Facility Agreement, Security Documents and all other agreements, instruments, undertakings, indentures, deeds, indemnities, declarations, power of attorneys, writings and other documents (whether financing, security or otherwise), including but not limited to FIMMDA declaration, GR Forms, AWB/BL/LR, invoices etc. executed or entered into, or to be executed or entered into, by the Borrower or as the case may be, any other person, in relation, or pertaining to the transactions contemplated by, or under this deed and / or the other transaction document, and each such Transaction Document as amended from time to time.

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1.2

Interpretation

In this Indenture, unless the context otherwise requires:

- (i) the words importing singular shall include plural and vice versa and the words denoting natural persons shall where the context admits, include partnerships, firms, companies, corporations, associations, organisations or other entities (whether or not having a separate entity);
- (ii) the headings are for convenience or reference only and shall not be used in and shall not affect the construction or interpretation of this Indenture;
- (iii) the recitals, schedules and annexures contained herein shall form an integral part of this Indenture;
- (iv) the words "include" and "including" are to be construed without limitation;
- (v) reference to this Indenture or to any other agreement or deed or other instrument shall be construed as a reference to such agreement, deed, or other instrument as the same may from time to time be amended, varied, or supplemented;
- (vi) all references in this Indenture to any provision of any statute shall be deemed also to refer to the statute, modification or re-enactment thereof or any statutory rule, order or regulation made thereunder or under such re-enactment;
- (vii) the provisions contained in the Schedules and Annexures hereunder written shall have effect in the manner as if they were specifically herein set forth;
- (viii) Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Facility Agreement.
- (ix) the obligations of the Mortgagor/s and/or Borrower shall be governed by the provisions contained in the Transaction Documents as modified or supplemented from time to time, and in the event of there being any inconsistency or repugnancy between the provisions contained in the Transaction Documents and these presents, the provisions of this Indenture shall prevail to the extent of such inconsistency or repugnancy.
- (x) The reference of unit/plot/property/flats/shop/office shall be construed and interpreted in the context and suitable to the nature of Mortgaged Properties.

For, M/s. Pacifica Builders Private Limited,

Srisayalle

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Srisayalle

Authorised Signatory
(Name : Mr. S Vijayaraghavan)



2. Covenant to pay

Pursuant to the Transaction Documents and in consideration of the Mortgagee agreeing to lend and advance or already lent and advanced in part or full the Facility, under the Facility Agreement to the Borrower, the Mortgagor/s hereby jointly and severally covenants and agrees with the Mortgagee that it shall comply and ensure to comply with the terms and conditions of the Transaction Documents and shall be liable and repay, pay or reimburse the entire Mortgage Debt to the Mortgagee, in accordance with the Transaction Documents, and therefore upon the occurrence of an Event of Default, the recourse of the Mortgagee to the Mortgagor in respect of liability of the entire Mortgage Debt shall be of personal in nature in addition to the value realized upon enforcement of mortgage over the Mortgaged Property.

3. Consideration

In consideration of the Mortgagee having agreed to extend and/or extended the Facility to the Borrower on the terms and conditions recorded in the Transaction Documents, the Mortgagor/s hereby covenants and agrees that it shall repay to the Mortgagee the Mortgage Debt in the manner provided in the Transaction Documents AND the Mortgagor/s hereby further covenants with the Mortgagee that in the event the Borrower fails to pay the Mortgage Debt on the respective due dates as set out in the Transaction Documents, then and in every such case it shall pay to the Mortgagee penal charges at the rate mentioned in the respective the Transaction Documents PROVIDED ALWAYS AND IT IS HEREBY FURTHER AGREED AND DECLARED THAT these provisions relating to default in payment of the Borrower's Dues under the Facility and/or interest and clauses relating to penal charges shall not in any way be deemed to authorize the Mortgagor/s to allow any Borrower's Dues under the Facility and/or interest to fall in arrears nor shall it in any way interfere with, prejudice, limit or affect the powers of sale or entry or any other rights, authorities, powers or remedies for securing and enforcing payment of the Mortgage Debt.

4. Grant / Transfer and Redemption

4.1 In consideration of the aforesaid, the Mortgagor/s do hereby grant, and assure by way of mortgage, unto the Mortgagee as first and exclusive mortgage and charge, without possession, the Mortgaged Property and charge on Receivables, as security for repayment of the Mortgage Debt, with a condition that on the repayment of the Mortgage Debt, the Mortgagee will redeem the Mortgaged Property from the mortgage security and shall if so required by the Mortgagor/s, execute Deed of Release at the costs of the Mortgagor/s.

4.2 The Mortgagor/s hereby undertakes and confirms that the Mortgaged Property is not subject to any Encumbrance and that the security created in favour of the Mortgagee herein shall have charge of such ranking as mentioned in **Item No. 7 of Schedule 1** herein, in favour of the Mortgagee. The Mortgagor/s herein grants unconditional and irrevocable power and authority to the Mortgagee to deal, interact, repay and obtain discharge of any existing mortgage and security if any created by the Mortgagor/s as disclosed herein. If any claim, action, dispute or demand arises against the Mortgagee then the Mortgagors shall settle the same without any recourse over Mortgagors. Mortgagors do hereby indemnify and keep indemnified Mortgagee in these regards at all times at present or in future.

It is further agreed that in the event the Borrower is unable to repay the Mortgage Debt within the time specified in the Transaction Documents, the Mortgagee will become entitled to have the Mortgaged Property enforced, and to realise and receive the Mortgage Debt out of the net sale proceeds of the Mortgaged Property.

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For, M/s. Pacifica Builders Private Limited,

Sri Sayalle

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Sayalle

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

- 4.4 The Mortgagor/s hereby declares and confirms that in case multiple financial facilities are already granted or to be granted to the Borrower or Mortgagors jointly and severally by the Mortgagee, then unless specifically excluded in the sanction letter or other document issued by the Mortgagee for any specific facility, all the Mortgaged Property herein shall stand charged and mortgaged on exclusive pari passu basis in favour of the Mortgagee herein with respect to all such facilities.
- 4.5 The Mortgagor/s hereby declares and confirms that in case any part or unit described in the Mortgaged Property, which is encumbered or already agreed to sale or already sold by the Mortgagor/s, which subsequent to this present become sole and absolute property of the Mortgagor/s for reason of removal of such encumbrance or cancellation of the sale transaction or for any reason whatsoever, at any time, such part or unit referred or not referred into the Mortgaged Property shall be automatically considered as charged and Mortgaged Property to secure the Mortgage Debt and the Mortgagor/s shall not transfer or alienate such part or unit of the Mortgaged Property, without prior NOC of the Mortgagee.
- 4.6 The Mortgagor/s hereby declares and confirms that in case the Mortgagee has granted any NOC to the Mortgagor/s, and at any time if it is found that the Mortgagor/s or the person referred into such permission or no objection certificate has not complied any such condition, the NOC granted by the Mortgagee shall be considered as void ab initio and the Mortgagor/s or the person referred therein, shall not be entitled to raise any objection, claim or compensation from or against the Mortgagee.
- 4.7 The Mortgagor/s also confirms and agrees that in case the NOC has been granted and the transaction permitted under the NOC is getting cancelled or terminated for any reason or the NOC exhausts by efflux of time, the property mentioned under such NOC shall automatically become part of the Mortgaged Property and the Mortgagor/s shall not be entitled to sale/transfer such part or unit without obtaining again NOC of the Mortgagee. Any amount already received or deposited into any account opened under the terms of the Facility, shall not be returned and the Mortgagor/s shall make arrangement from their own sources to refund/return any such amount to the person for whom earlier the NOC was granted by the Mortgagee.

5. Security

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5.1 Continuing Security

The security created by or pursuant to these presents is a continuing security and shall remain in full force and effect until all the Mortgage Debt have been fulfilled, notwithstanding any intermediate payment or settlement of account or other matter or thing whatsoever and in particular the intermediate satisfaction by the Borrower of the whole or any part of the Mortgage Debt in accordance with the Transaction Documents and is in addition and without prejudice, to any other security, guarantee, lien, indemnity or other right or remedy which the Mortgagee may now or hereafter hold for the Mortgage Debt or any part thereof. This security may be enforced against the Mortgagor/s without first having recourse to any other rights of the Mortgagee.

The Mortgagor/s hereby agrees and confirms that this present is a valid and effective Indenture executed by Mortgagor/s alone and non-execution thereof by the Mortgagee shall not invalidate or repudiate this Indenture or any of its condition. The Mortgagor/s hereby further agrees and declares that the entire Mortgaged Property shall be released after repayment of all the Mortgage Debt in full and irrespective of any amount remained Outstanding or status of valuation of the Security provided, the Mortgagor/s shall not be entitled to demand or claim release of any Mortgaged Property at any time in full or part.

For, M/s. Pacifica Builders Private Limited,

Sri Sanyale

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Sanyale

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

5.2 Margin

The Mortgagor/s shall maintain a minimum Security Cover as agreed in the Sanction Letter by way of mortgage on the Mortgaged Property during the entire tenure of the Facility ("**Security Cover**"). It is hereby agreed by the Mortgagor/s that the Mortgagee may take any steps to re-value the Mortgaged Property at any time during the tenor of the Facility, if it deems the same suitable. In case, the value of the Mortgaged Property falls below the Security Cover specified above at any time, the Mortgagor/s shall create security on additional assets to the satisfaction of the Mortgagee within **15 (fifteen)** days from the date of notice in that regard from the Mortgagee, in order to maintain the Security Cover as specified above. The Mortgagor/s shall bear all costs incidental thereto, including but not limited to creation of additional / fresh security, conducting of title searches and valuation appraisal.

5.3 Other Security

This security is in addition to, and shall neither be merged in, nor in any way exclude or prejudice, or be affected by any other security, right of recourse or other right whatsoever (or the invalidity thereof) which the Mortgagee may now or at any time hereafter hold or have (or would apart from this security hold or have) as regards the Mortgagor/s or any other Person in respect of the Mortgage Debt.

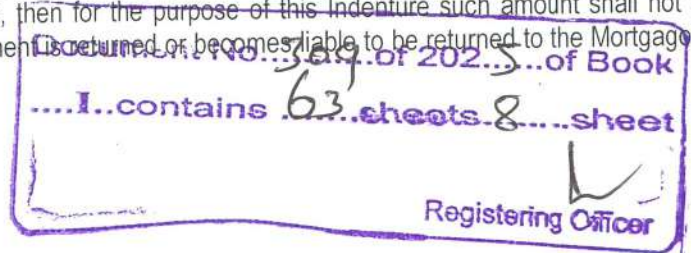
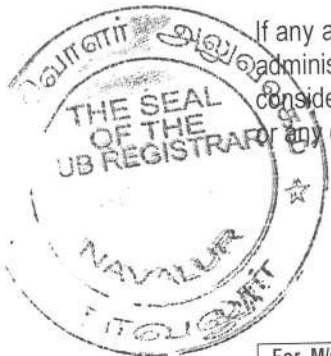
5.4 Cumulative Powers

The powers which this Indenture confers on the Mortgagee and any Receiver, appointed with prior intimation to the Borrower or the Mortgagor/s, hereunder are cumulative, without prejudice to their respective powers under the Applicable Law and any Transaction Documents, and may be exercised as often as the Mortgagee or the Receiver thinks appropriate in accordance with these presents; the Mortgagee or the Receiver may, in connection with the exercise of their powers, join or concur with any Person in any transaction, scheme or arrangement whatsoever; and the Mortgagor/s acknowledge that the respective powers of the Mortgagee and the Receiver shall in no circumstances whatsoever be suspended, waived or otherwise prejudiced by anything other than an express waiver or variation in writing by the Mortgagee or Receiver as relevant.

No failure or delay by the Mortgagee to exercise any right, power or remedy hereunder shall impair such right, power or remedy or operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. The rights, powers and remedies therein provided are cumulative and do not exclude any other rights, powers and remedies provided by Applicable Law. If at any time any provision of this Indenture is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, the legality, validity and enforceability of such provision under the law of any other jurisdiction, and of the remaining provisions of this Indenture shall not be affected or impaired thereby.

5.5 Avoidance of Payments

If any amount paid by the Mortgagor/s in respect of the Mortgage Debt is avoided or set aside on the liquidation or administration of the Mortgagor/s or otherwise, then for the purpose of this Indenture such amount shall not be considered to have been paid when such payment is returned or becomes liable to be returned to the Mortgagor/s or any other claimant by the Mortgagee.



For, M/s. Pacifica Builders Private Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

5.6 Further Acquisition

Any structures, equipment, fixtures, articles and things which shall from time to time hereafter during the continuance of this security be erected or installed or be in or upon or about the Mortgaged Property hereinbefore expressed to be hereby granted, transferred, charged, assured and assigned or fixed or attached to any buildings or structures now standing or hereafter to be erected on the Mortgaged Property and/or any part thereof and used or intended to be used in connection with the business of the Mortgagor/s whether in substitution or replacement of or in addition to any buildings and structures, machinery and plant, equipment, fixtures, articles and things now standing or being fixed or attached or used or intended to be used in connection with the business of the Mortgagor/s or otherwise shall be included in the present security and be subject to the trusts, provisions and covenants in these presents contained and the Mortgagor/s shall at its own costs forthwith vest the same in the Mortgagee by way of continuing security in accordance with the terms of the Transaction Documents.

5.7 The mortgage created hereunder shall extend to and include all profits and accretions accruing to the Mortgaged Property.

6. Covenants not to deal with or dispose off the Mortgaged Property:

6.1 Subject to the provisions of this **Clause**, the Mortgagor/s hereby covenants with the Mortgagee that so long as the Mortgage Debt or any part thereof remains unpaid, the Mortgagor shall not deal with or dispose off any interest in any of the Mortgaged Property or any part thereof, except with the prior NOC of the Mortgagee, and shall hold the same unto and to the use absolutely for the benefit of the Mortgagee and subject to the powers and provisions herein agreed and contained and concerning the same. For the purposes of this Clause and this Indenture "**dispose off any interest**" shall include (i) creation of any Encumbrance in respect of any of the Mortgaged Property ranking, in any priority or sequence with the security created herein, or (ii) selling through, transferring, agreeing to transfer or attempt to giving on leasehold basis or tenancy, licence or any occupancy, any of the units/ flats/ premises comprising the Mortgaged Property, through any document including but not limited to Agreement, Agreement to Sale, Sale Agreement, Allotment Letter, Letter of Allotment, Memorandum of Understanding, Sale Deed, Conveyance Deed, Lease Deed, License Agreement or any document whatsoever (iii) creating, permitting or diverting any income, accrual, cashflow, existing and future benefit and income out of and in relation to the Mortgaged Property and Receivables. The liability of the Mortgagor hereunder shall be joint and several and co-extensive with the liability of the Borrower(s) and the Mortgagee shall be entitled to act as if the Mortgagor(s) jointly and severally is/are the principal debtor to the Lender for all payments due hereunder as aforesaid. Without prejudice to the rights of the Mortgagee to enforce liability under this present, Mortgagee shall be entitled to proceed against the Mortgagor/s and Borrower(s) individually or collectively. In case of enforcement, the Mortgagee shall be entitled to reconstruct, repair, renovate, extend, expand the Mortgaged Properties in full or part. The rights and entitlement of Mortgagee shall supersede the rights/obligations of Mortgagor/s jointly/severally. Irrespective of the understanding or any disputes between the Mortgagor/s *inter se* the right, claim or interest of Mortgagee shall not be impacted in any manner whatsoever.

The Mortgagor/s may dispose off any interest or create Encumbrance relating to the Mortgaged Property or Receivables, only with the prior NOC of the Mortgagee wherein the Mortgagee shall be entitled to demand any income, receivables or compensation to be deposited in any specific bank account or escrow account to be used towards repayment of the Facility in any manner and proportion. It is further clarified that notwithstanding the provisions of **this Clause**, the Mortgagor/s shall at all times ensure that the Security Cover is maintained during the entire tenure of the Facility.

For, M/s. Pacifica Builders Private Limited,

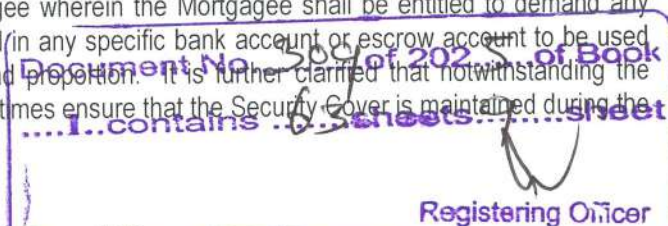
Sri Sathya

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Sathya

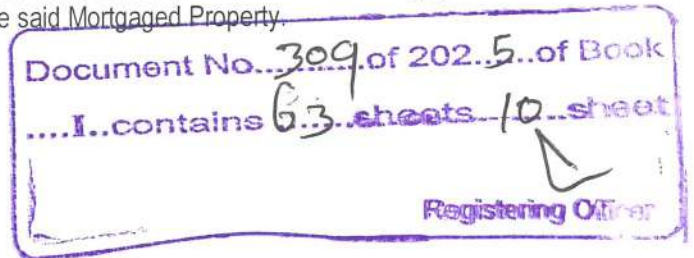
Authorised Signatory
(Name : Mr. S Vijayaraghavan)



- 6.3 The Mortgagors further covenant and agrees that in respect of all the units agreed to built and sold and to be sold and the receivables of which are charged and mortgaged herein, for which the Mortgagors might have entered into any document with such unit purchasers, the Mortgagors shall ensure to inform all such buyers about creation of charge by the Mortgagor/s and shall make irrevocably arrangement to or cause to deposit all the amounts payable in future by such unit purchasers into the bank account as may be directed by the mortgagee from time to time and the Mortgagors further agree and confirm that in case of default in repayment of Mortgage Debt in full or part and enforcement of the security created herein, the Mortgagee or its nominee shall assume and be entitled to do all activities and have all rights and obligation of the Mortgagors under such document executed by the Mortgagors with such unit purchasers and the Mortgagors confirms and declares that the Mortgagors have incorporated such covenant in the existing documents or shall ensure execution of such covenant with the unit purchasers to be executed after the date of this present.
- 6.4 The Mortgagor/s further agree and declare that once the Mortgagors have requested for NOC and the Mortgagee has granted such written permission or NOC, it will be considered that the Mortgagors have agreed and confirmed authority of the Mortgagee to directly deal and interact with the purchasers of such unit/property for which NOC has been granted and in case any such purchaser is approaching directly to the Mortgagee the Mortgagee shall be entitled to interact with such purchaser including to give final no charge certificate with respect to such units, accept balance money in full or part from the purchasers etc.
- 6.5 The Mortgagor agrees and declares that all the raw materials available and used into construction of the Mortgaged Property or installed for running and operating the Mortgaged Property, shall be absolute property mortgaged and charged to and in favour of the Mortgagee and any vendor or supplier of such raw materials shall not have any claim or rights over such raw materials used or proposed to be used in construction of the Mortgaged Property and the Mortgagors shall at all time keep such vendor and suppliers informed about this provision and shall not create any encumbrance on such raw materials or any part of the Mortgaged Property in favour of such vendor or suppliers.

7. Right of Redemption

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that, subject to the terms and conditions contained herein and in other Transaction Documents, if the Mortgagor/s shall pursuant to the covenant in that behalf hereinbefore contained pay to the Mortgagee the entirety of the said Mortgage Debt in the manner mentioned in the Facility Agreement and/or under these presents then and in such case, the Mortgagee shall upon the request and at the costs, charges and expenses of the Mortgagor/s, re-convey and retransfer the Mortgaged Property in favour of the Mortgagor/s and PROVIDED ALWAYS AND IT IS HEREBY FURTHER AGREED AND DECLARED that if the Mortgagor/s shall pursuant to the covenant in that behalf hereinbefore contained pay to the Mortgagee the Mortgage Debt in the manner mentioned in the Facility Agreement and/or under these presents at the end of the tenor and/or provide any other security, retransfer the said Mortgaged Property hereby granted, assigned, transferred and assured or expressed so to be unto and to the use of the Mortgagor/s or as the Mortgagor/s shall direct and in the meantime and until default be made by the Mortgagor/s in payment of the said Mortgage Debt under the Facility Agreement and/or under these presents and the Mortgagor/s shall remain in the possession or receipt of the rents and profits of the said Mortgaged Property.



For, M/s. Pacifica Builders Private Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)	For, M/s. Sylvanus Builders and Developers Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)
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8. Representations and Warranties by the Mortgagor/s

The Mortgagor/s represents and warrants to the Mortgagee as follows and acknowledges that the Mortgagee has executed this Indenture in reliance of the following representations and warranties:-

- 8.1 The Borrower has made the representations and warranties set forth in the Facility Agreement, which are incorporated herein by reference and made a part of this Mortgage as if such representations and warranties were set forth in full herein.
- 8.2 The Mortgagor/s acknowledges and accepts that the Mortgagee has agreed to enter into this Mortgage on the basis of, and in full reliance on the representations and warranties made by the Borrower in the Facility Agreement and Mortgagor/s herein.
- 8.3 Status and Due Authorization

The Mortgagor/s is a company duly formed and registered under Companies Act, 1956 and it has the capacity and the authority to enter into this Indenture and to exercise its rights and perform its obligations herein under and to perform all corporate and other action required to authorize the execution of this Indenture and that the appropriate authorization for the performance of its obligations herein have been duly taken and that neither the execution nor the delivery of this Indenture nor the performance of the Mortgagor's obligations herein conflict with or will conflict with any Applicable Law. In case the Mortgagor/s is signing / executing or registering these presents by virtue of any power of attorney, then it is declared and represented by the Mortgagor/s that the power of attorney is legally valid and existing and the same is not cancelled, revoked or terminated. It is further represented that the grantor of the power of attorney is alive and there is no disputes between or amongst the principal being the grantor and the constituted attorney. In case the power of attorney is given by Company, then it is represented and declared that the grantor company is existing under the provisions of law and there are no winding up proceedings initiated or pending against the grantor company. All the resolutions, power of attorney or authority later in favour of Mortgagors is valid as on date and there is no reason to believe that the same may be amended, cancelled or revoked or become invalid at any time in future.

8.4 Validity and Admissibility in Evidence

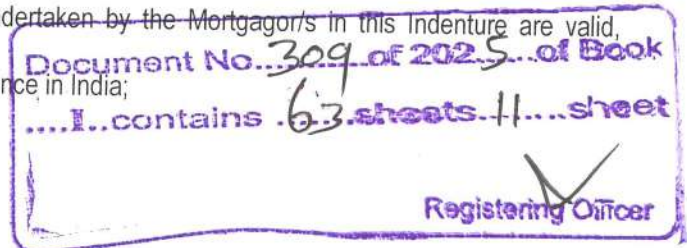
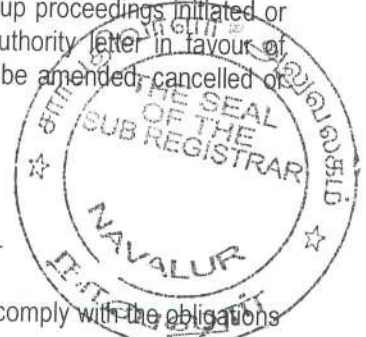
All actions, conditions and things required to be done, fulfilled and performed in order to:-

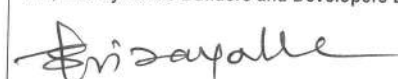
- enable the Mortgagor/s to lawfully enter into, exercise its rights and perform and comply with the obligations expressed to be undertaken by it in this Indenture;
- ensure that the obligations expressed to be undertaken by the Mortgagor/s in this Indenture are valid, enforceable and binding; and
- make the Indenture valid and admissible as evidence in India;

have been done, fulfilled and performed.

8.5 Binding Obligations

The obligations expressed to be assumed by the Mortgagor/s under this Indenture are legal and valid obligations binding on it in accordance with the terms thereof. This deed shall be considered as principal document among all



For, M/s. Pacifica Builders Private Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)	For, M/s. Sylvanus Builders and Developers Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)
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the Transaction Documents and in case there is conflict with terms of other documents, terms of this deed shall prevail.

8.6 No Winding-up

The Mortgagor/s have not taken any corporate action nor have any other steps been taken or any legal proceedings been initiated or threatened against the Mortgagor/s, to the best of its knowledge, for its winding-up, dissolution, administration or re-organization or for the appointment of a receiver, administrator, administrative receiver, trustee or similar officer for any or all of its assets or revenues.

8.7 No Material Defaults

The Mortgagor/s is not in breach of or in default under any agreement to which it is a party or which is binding on it or any of its assets to an extent or in a manner which might cause a Material Adverse Change or lead to any Material Adverse Effect.

8.8 No Event of Default

No Event of Default has occurred and continuing, which has not been waived in writing by the Lender.

8.9 No Material Proceedings

No action or administrative proceeding before any court, tribunal or agency has been initiated or, to the best of its knowledge and belief, threatened, which might, if determined adversely, cause a Material Adverse Change and/or any Material Adverse Effect.

8.10 No Material Adverse Change

There has been no Material Adverse Change and/or any Material Adverse Effect in the business or financial condition of the Mortgagor/s for the period of 12 months prior to the date of execution of this Indenture.

8.11 Authorisations

All authorisations required for the Mortgagor/s to create the security contemplated herein are in full force and effect and the Mortgagor/s are in compliance with the material provisions thereof and, so far as it is aware, none of the aforementioned authorisations are the subject of any pending or threatened proceedings or revocation. A copy of necessary authority document is obtained and the same is provided to the Mortgagee.

8.12 Applicable Laws

The execution, delivery and performance of this Indenture by the Mortgagor/s do not violate the terms of any Applicable Law or court order. The Mortgagor/s has not infringed any Applicable Law in the conduct of its business and has ensured that all compliances are made as per the provisions of the Applicable Law for the creation of the security hereunder.

8.13 Encumbrances

The Mortgaged Property is free from all Encumbrances, attachments, claims, clogs, hindrances, liens, mortgages, minor claims, lease, court or other attachments, etc., and other charges of any nature whatsoever.



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For, M/s. Pacifica Builders Private Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)	For, M/s. Sylvanus Builders and Developers Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)
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8.14 Rights in the said Property

The Mortgagor/s are the absolute owner of and entitled to all rights, title and interest in the Mortgaged Property and the Mortgaged Property is not in violation of The Benami Transactions (Prohibition) Act, 1988 or any such law.

8.15 Litigations and Encumbrances

There are no outstanding litigations or encumbrances against the Mortgagor/s and the Mortgaged Property, and the security created herein is not the subject of any litigation or encumbrances except the litigations and encumbrances as mentioned in **Annexure 4**.

9. Mortgagors' Covenants

9.1 Authority to Mortgage

The Mortgagor/s do hereby covenant with the Mortgagee that the Mortgagor/s have good right, full power and absolute authority to grant, assign, transfer and assure all the rights held by it in respect to the Mortgaged Property hereby granted, assigned, and assured or expressed so to be or every part thereof unto and to the benefit of the Mortgagee in the manner aforesaid.

9.2 The Mortgagor/s hereby declares and confirms that it has perused, read and understood all Transaction Documents and is aware of the terms and conditions on which the Facility has been granted. The Mortgagor/s further agree that the obligations of the Mortgagor/s to the Mortgagee under this Indenture shall not be discharged, released or impaired or otherwise affected by reason of any of the following events or circumstances:-

- (a) any time, forbearance or other indulgence given or agreed by the Mortgagee with the Mortgagor/s or the Borrower in respect of any of their respective obligations under this Indenture, the Facility and the Transaction Documents including the Security Documents or other related documents, as the case may be;
 - (b) any invalidity, irregularity, unenforceability, imperfection or avoidance of any defect in any security (if any) granted by, or the obligations of the Borrower or any amendment to or variation thereof or of any other document or security comprised therein;
 - (c) the genuineness, validity, regularity and enforceability of the Facility, the Facility Agreement or any of the Security Documents or any other agreement that the Borrower enters into with the Mortgagee or with any other person in connection with the Facility, from time to time;
 - (d) any extension, renewal, re-scheduling, amendment, change, waiver or other modification of the Facility or Facility Agreement or the Security Documents or other related documents, as the case may be;
 - (e) any dispute between the Borrower and the Mortgagee with respect to the Facility or Facility Agreement or the Security Documents or other related documents, as the case may be;
- with respect to the Mortgagor/s, any dispute between the Mortgagee and the Mortgagor/s with respect to this Indenture;
- the liquidation, bankruptcy or dissolution (or proceedings analogous thereto) of the Borrower or the Mortgagor/s or the appointment of a receiver or administrative receiver or administrator or trustee or similar officer of any of the assets of the Borrower / Mortgagor/s, or the occurrence of any circumstances whatsoever affecting the Borrower's / Mortgagors' liability to discharge its obligations with respect to the



For, M/s. Pacifica Builders Private Limited,

Srisayall

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

Document No. 384 of 202-5 of Book 63, sheets 13. Street 1 contains 13 sheets.

Srisayall

Registering Officer

For, M/s. Sylvanus Builders and Developers Limited,

Srisayall

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

Facility and under the Facility Agreement or the Security Documents or other related documents, as the case may be;

- (h) any existence, non-invocation, release, renewal or realisation of any security or obligation provided under or pursuant to the Facility and under the Facility Agreement or the Security Documents;
- (i) any failure on the part of the Mortgagee (whether intentional or not) to take or perfect or enforce any security (if any) agreed to be taken under or in relation to or pursuant to the Facility and under the Facility Agreement;
- (j) any legal limitation, disability or incapacity relating to the Mortgagor/s including the Borrower;
- (k) impossibility or illegality of performance on the part of the Borrower, of any of its obligations under or in connection with the Facility and under the Facility Agreement or the Security Documents or under any other related document;
- (l) any part payment of the Facility;
- (m) any other circumstance or occurrence, whether similar or dissimilar to any of the foregoing.

9.3 The obligations of the Mortgagor/s jointly or severally contained in this Indenture shall be in addition to and independent of any security (including any guarantee, hypothecation or mortgage) which the Mortgagee may at any time hold under or by virtue of the Facility Agreement or the Security Documents or otherwise in respect of the Facility.

9.4 The Mortgagor/s hereby specifically declares and confirms that though the Mortgagor/s have already launched the construction of the Project on the land described in the Mortgaged Property and /or the Mortgagor/s may have sold or agreed to sale any part/unit out of the Mortgaged Property as fully listed in the Mortgaged Property, the Mortgagor/s have taken necessary undertaking and agreements from such purchasers that the Mortgagor/s are entitled to create and shall be creating mortgage or charge thereon including creation of mortgage or charge on entire Project and the entire land described in the Mortgaged Property.

9.5 Further Assurances

And further that, the Mortgagor/s and all other persons having or lawfully or equitably claiming any estate or interest in the rights of the Mortgaged Property or any part thereof shall and will from time to time and at all times hereafter upon the request of the Mortgagee during the continuance of the security of the Mortgagee and afterwards, execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the rights in the Mortgaged Property unto and to the use of the Mortgagee in manner aforesaid as shall or may be reasonably required by the Mortgagee

9.6 Declarations, Undertakings and Covenants by the Mortgagor/s

The Mortgagor/s hereby declare, undertake and covenant as follows:-

to pay to the Mortgagee, the said Mortgage Debt, in accordance with the terms and conditions of the Transaction Documents;

that in addition to the Mortgagee having a priority of claim in the manner provided herein over all other secured and unsecured creditors, wherever applicable, the Mortgagor/s in respect of the Mortgaged Property shall file a copy of this Indenture along with duly completed applicable form as prescribed under the, relevant provisions of Companies Act, 2013 and the relevant rules thereunder as well as other



For, M/s. Pacifica Builders Private Limited,

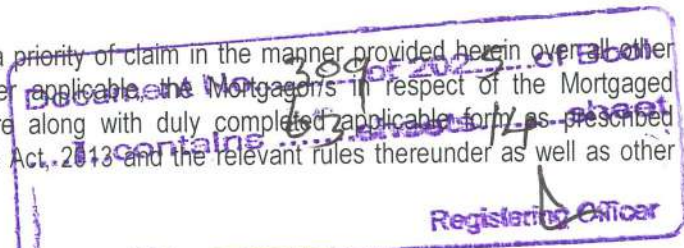
Sri Jayale

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Syllanus Builders and Developers Limited,

Sri Jayale

Authorised Signatory
(Name : Mr. S Vijayaraghavan)



appropriate authorities, along with the payment of the requisite filing fee within the prescribed period without payment of penalty and the Mortgagor/s shall deliver a copy thereof to the Mortgagee;

- (c) that for the purposes of recording the mortgage and charge of the Mortgagee created herein, the Mortgagor/s shall ensure recording the mortgage and charge of the Mortgagee with applicable revenue record authority and with all other applicable authorities immediately after execution of this present;
- (d) the Mortgagor/s agrees and confirms that it shall not modify the Memorandum and Article of Association/ its constitution documents in any manner which may directly or indirectly affect any rights of the Mortgagee, until repayment of the Mortgage Debt except with the prior written approval of the Mortgagee and on the terms and conditions as stipulated by the Mortgagee;
- (e) execute on demand such further documents, assignments and other writings as may be required by Mortgagee or by the law so as to effectively and absolutely vest the Mortgaged Property in the Mortgagee and so as to render them easily enforceable, realizable and transferable by Mortgagee at any time;
- (f) shall not create any charge or Encumbrance on the Mortgaged Property or any part thereof without the prior written consent of the Mortgagee. During the subsistence, of the Facility and the Mortgage Debt, Mortgagor/s shall not without the prior written permission of the Lender alter or modify or extend the plans and permissions approved and granted by respective Corporation or Local Authorities, in respect of the Mortgaged Property.;
- (g) the Mortgagor/s shall from time to time and at all times during the continuance of Security keep the Mortgaged Property hereby granted, assigned, and assured or expressed so to be in a good and substantial state of repairs and shall pay all the rents, rates, taxes, assessments, dues and duties payable in respect of the Mortgaged Property immediately as soon as the same shall become due AND ALSO that if default shall be made in keeping the said Mortgaged Property in a good and substantial state of repairs or in payment of such rates, taxes, assessments, dues and duties as aforesaid it shall be lawful for the Mortgagee (without being bound to do so) to keep the Mortgaged Property in such repairs and to pay such rates, taxes, assessments, dues and duties as aforesaid together with interest thereon and until repaid by the Mortgagor/s, the same shall be a charge upon the Mortgaged Property hereby assured or expressed so to be in addition to the said Facility and interest thereon PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that in the event of any damage happening to the Mortgaged Property hereby granted, assigned, transferred and assured or expressed so to be by fire, tempest, earthquake, lightning, rain or otherwise howsoever at any time or times after the execution hereof so as in the opinion of the Mortgagee materially impair the security hereby created, the Mortgagor/s shall at its own costs and expenses repair and reconstruct the Mortgaged Property to secure its rights to the satisfaction of the Mortgagee. In case of enforcement, the Mortgagee shall be entitled to reconstruct, repair, renovate, extend, expand the Mortgaged Property in full or part.

The Mortgagor/s have been entering into agreement/writings with the already sold unit purchasers and shall enter into such agreement/writings with the existing unit purchasers and after NOC of the Mortgagee with purchasers of unsold units in the Project, with a clause to the effect that the Mortgagor/s are entitled to raise finance and create security on the properties and Receivables mortgaged and charged herewith from any lender/mortgagee and in case of default by the Mortgagor/s or Borrowers such lender/mortgagee shall be entitled to take over control of entire project and all such unit purchaser shall have to adhere and co-operate the requirements of such lender/mortgagee without jeopardising the availability of unit to such purchasers subject to the unit purchaser is making balance payment as agreed with the Mortgagor/s or Borrower or as



Document No. 389 of 2023, 5 of Book
It contains 6 sheets, 15 sheet
Registering Officer

For, M/s. Pacifica Builders Private Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

provided in NOC, and such Lender/Mortgagee or any of its nominee shall have right to take all decision with respect to the Project including replacing the developer, builder or contractors thereof.

- (i) that for the purposes of recording the mortgage and charge of the Mortgagee created herein, the Mortgagor/s shall ensure recording the mortgage and charge of the Mortgagee with revenue record authority and with all other applicable authorities immediately after execution of this present and in case any of the Mortgaged Property is falling under jurisdiction of other sub-registrar of assurance, the Mortgagor/s shall be responsible to get this present recorded with such each of sub-registrar of assurance before requesting for any disbursement out of sanctioned amount. Mortgagor doth hereby undertakes and covenants that they shall execute and register at their own cost and expenses necessary agreement, instrument or deeds as may be required and requested by the Mortgagee to perfect the mortgage in favour of Mortgagee at any time in future. Mortgagor shall also file necessary forms and do such acts and things necessary and required in these regards.
- (j) "The Mortgagors shall ensure:
- (i) to disclose in the pamphlets, brochures etc., the charge of Lender over the Mortgaged Property/project and shall obtain the prior NOC / permission of Lender for the sale of flats/ property etc.
 - (ii) to append/publish the information relating to the mortgage/charge of Lender over the Mortgaged Property/project, while publishing an advertisement of the scheme in the newspapers, magazines etc.
 - (iii) All inflows related to the project will be routed through project escrow account to be opened with the bank suggested or opened by Lender.
 - (iv) to submit monthly statements/reports of Project Cost incurred, sales and all the material information.
 - (v) Periodic inspection of the project site by a team of the Lender/empanelled agency.
 - (vi) to put a Notice Board at conspicuous place of the Mortgaged Property / Project disclosing the fact that the Mortgaged Property / Project has been mortgaged/charged in favour of Lender.
 - (vii) to comply with applicable laws for disclosure of mortgage to public or other third party persons. Mortgagors shall share the copy of pamphlets / brochures / advertisements or photo graphs displaying such disclosure at the Mortgaged Property / Project.

(k) NDMA Guidelines:

The Mortgagor/s shall obtain prior permission from the government /local governments, other statutory authorities for the project under construction/ to be constructed, wherever required. Further the Mortgagor/s shall ensure that the project/s is/are in line with provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally Mortgagor/s shall ensure that the safety related codes and regulations as specified in NBC-2005 and as amended from time to time and various Indian standards are complied with and the designs of the proposed buildings and structures are multi-disaster-resilient."

Mortgagor/s shall obtain prior permission from the government /local governments, other statutory authorities for the project/s, wherever required and that the project/s is/are in line with provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally Mortgagor/s shall ensure that the Mortgagor/s comply with the safety

For, M/s. Pacifica Builders Private Limited,

Sri Jayarag

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Jayarag

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

Registering Officer

related codes and regulations as specified in NBC-2005 and as amended from time to time and various Indian standards and the designs of the proposed buildings and structures are multi-disaster-resilient."

(l) Additional covenants of Insolvency and Bankruptcy Code, 2016 :-

- a. Mortgagor/s shall not make or file any application or initiate any proceedings against itself (as corporate debtor) under the Insolvency and Bankruptcy Code, 2016, without first discharging, its obligations for which the security is provided for / the Indebtedness of the Borrower to the Mortgagee;
- b. Mortgagor/s shall notify the Mortgagee, within 24 (twenty four) hours from the date of either (i) receipt of any demand/notice from its creditor (financial or operational), which may lead to proceedings under Insolvency and Bankruptcy Code, 2016; or (ii) the occurrence of a default with a creditor (financial or operational).
- c. Mortgagor/s shall forthwith notify the Mortgagee if any person makes or files or initiates any application/proceedings under the Insolvency and Bankruptcy Code, 2016 against it";

(m) Covenants in respect of Real Estate (Regulation and Development) Act, 2016

- (a) Mortgagor/s do hereby confirm, declare and covenant that the Mortgagor/s have complied with all the applicable provisions of Real Estate (Regulation and Development) Act, 2016 (and the rules made thereunder ("RERA") and there is no actions pending or arisen against the Mortgagor/s or any of their officers, employees or any other person connected with Mortgagor/s.
 - (b) Mortgagor/s further covenant that Mortgagor/s or any person connected with them shall comply with all the provisions of RERA in present or any future.
 - (c) If the Mortgagor/s receive any notice, complaint or any other correspondence w.r.t. RERA from any authority, tribunal or any person filing any complaint then the same shall also be informed to the Mortgagee immediately with the copy thereof.
 - (d) Mortgagor do hereby represent, confirm and convey that there is no requirement for obtaining permission from the existing unitholders / allottees of the project for the creation of mortgage as contemplated herein and the Mortgagee shall not be at any time be responsible for obtaining consent from the unitholders/allottees in any manner whatsoever. In case in future if there is any specific requirement under RERA to obtain the approval for mortgage creation, then the same shall be obtained by Mortgagor at their own cost and expenses without any liability on the Mortgagee. Mortgagee shall not be held responsible for any non-compliance of RERA by Mortgagor/s or any other person in any manner whatsoever. Mortgagor/s do hereby indemnify and keep indemnified Mortgagee if any claim, demand, objection or actions arising out of the Mortgaged Property.
- Mortgagor/s have obtained all the necessary approvals for creation of mortgage or charge over the Mortgaged Property in favour of Mortgagee. If any approvals / permissions are required to be obtained in future then the same shall be obtained by Mortgagor/s at their own cost without any obligation on Mortgagee.
- Charge and right created in favour of Mortgagee shall be exclusive to Mortgagee for Mortgaged Property and Mortgagor/s shall not be entitled to claim any benefit or immunity arising out of non-compliances in any manner whatsoever.

9.7

Additional Covenants from Mortgagor/s if the Mortgaged Property or any part thereof acquired on Lease or Tenancy basis:

- (j) The Mortgagor/s shall not assign, transfer, alienate, lease, sub-lease, sublet, license, gift, will, let out or give on a business centre basis the Mortgaged Property in full or part or otherwise deal with or part with the possession of the Mortgaged Property in any manner whatsoever and the Mortgaged Property shall not be

For, M/s. Pacifica Builders Private Limited,

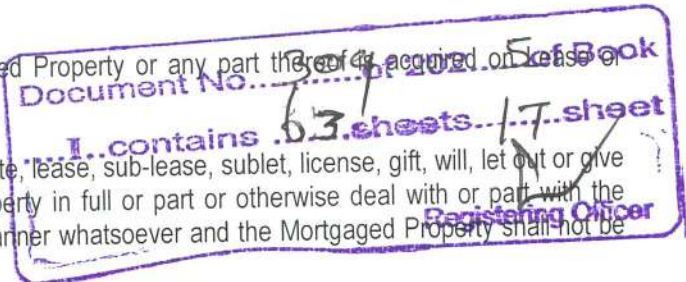
[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)



heritable by the Mortgagor/s and in any case whether the Mortgagor/s has made any will or not and/or through any instrument testamentary or non-testamentary and/or caused for the same, to the exclusion of other persons, successors, members of any association or Hindu Undivided Family, the Mortgagee shall have first right over the Mortgaged Property.

- (ii) The Mortgagor hereby undertakes and agrees that the Mortgagor has obtained all the requisite permissions from the relevant authorities and from the Lessor or Owner of the Mortgaged Property for creation of this mortgage/charge on the Mortgaged Property.
- (iii) The Mortgagor hereby undertakes and agrees that in the event the Mortgagor/s have acquired the Mortgaged Property on lease/leave and licence basis, the Mortgagor/s shall ensure compliance of the obligation on part of the Mortgagor/s under the lease agreement/leave and licence agreement between the Mortgagor and such owner/lessor/licensor.
- (iv) The Mortgagor/s has paid and shall pay all due premium, rents and instalments payable to the Lessor or owner in regular manner and comply all the terms and conditions of the lease, license or other documents.
- (v) In case the Mortgagor/s receives any notice or information for eviction from the owner/Lessor of the Mortgaged Property, the Mortgagor/s shall immediately give written notice to the Mortgagee of the same.
- (vi) In case the Mortgagor/s receives any notice or information for adjustment of any security deposit in full or part, deposited by the Mortgagor/s with the owner/Lessor of the Mortgaged Property, from the owner/Lessor, the Mortgagor/s shall immediately give written notice to the Mortgagee.
- (vii) The Mortgagor/s shall not nominate any person or surrender his any lease or tenancy right, in full or part of the Mortgaged Property.
- (viii) The Mortgagor hereby agrees and confirms that there are no restrictive covenants/restrictions in the lease agreement/ leave and licence agreement entered into by the Mortgagor/s with any of the lessee for creating a mortgage/charge by the Mortgagor on the Mortgaged Property in favour of the Mortgagee
- (ix) The Mortgagor hereby agrees and confirms that they have intimated/informed and obtained requisite consent of the lessee/licensee, as required, for creation of the mortgage on the Mortgaged Property in favour of the Mortgagee
- (x) The Mortgagor hereby undertakes that they will not renew the lease or extend the tenure of the lease agreement/ leave and licence agreement, in relation to the Mortgaged Property, with the owner / lessee/licensee without prior written permission of the Mortgagee.

(xi) The Mortgagor shall ensure timely deposit of the lease rentals, emanating out of the Mortgaged Property, in the bank account/escrow account as may be instructed by the Mortgagee.

(xii) The Mortgagor shall not request owner to issue rent receipt in favour of any person whatsoever, in respect said without previous written permission of Mortgagee.

(xiii) The Mortgagor/s will inform the Mortgagee immediately on becoming nominal member or actual member of any society/organization and submit necessary share certificate and letters to the Mortgagee if required and the Mortgagor/s will inform such Society/organization immediately.



Document No. 309 of 202..S.. of Book 63 sheets 18 sheet
Registering Officer

For, M/s. Pacific Builders Private Limited,

Sri Sanyal

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Sanyal

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

- (xiv) The Mortgagee shall have a right to and is hereby authorised to interact with the lessee/licensee, to whom the Mortgaged Property is leased/given on leave and licence, as may be required by and at the discretion of the Mortgagee.
- (xv) The Mortgagee shall always have authority and power to deal and Lessor with respect to any matters relating to, at any time.
- (xvi) In case the Mortgaged Property or any part thereof or under lying land of any structure is acquired by the Mortgagor/s on lease basis, the Mortgagor/s has complied with and shall comply with all the terms and conditions thereof including payment of rent/premium regularly on due dates and shall not surrender any of its rights to the lessor for any reason whatsoever, without prior permission of the Mortgagee and that at any time the Mortgagee shall be entitled and authorized to deal and interact with such lessor.

9.8 Further Covenants and permitted use

In addition, subject to the terms of Applicable Law, each of the Mortgagor/s hereby further covenants that:

- (a) Enter possession etc.

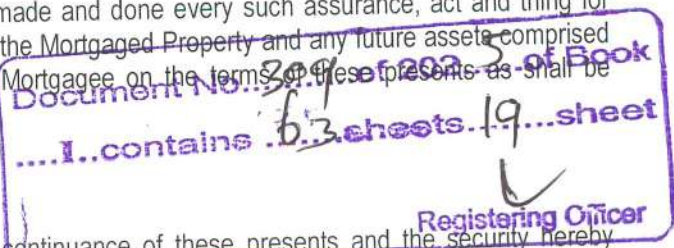
Upon the occurrence and during the continuance of an Event of Default (as defined in the Facility Agreement), then and in any such case it shall be lawful for the Mortgagee to enter into and take possession of any or all of the Mortgaged Property and any future assets comprised in these presents and thenceforth the Mortgagor/s shall take no action inconsistent with or prejudicial to the right of the Mortgagee to quietly possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Mortgagor/s or by any Person or Persons whomsoever, and upon the taking of such action, the Mortgagee shall be freed and discharged from or otherwise by the Mortgagor/s well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, title, claims, demands and Encumbrances whatsoever.

- (b) Further assurances

The Mortgagor/s and all other Persons lawfully or equitably claiming or being entitled to claim any estate, right, title or further assurances, interest in, to or upon the Mortgaged Property and any future assets comprised in these presents or any of them or any parts thereof respectively shall and will, from time to time and at all times, at the cost of the Mortgagor/s or the other Person (as appropriate), execute, make and do or cause and procure to be executed, made and done every such assurance, act and thing for further and more perfectly assuring all or any of the Mortgaged Property and any future assets comprised in these presents unto and to the use of the Mortgagee on the terms of these presents as shall be requested in writing by the Mortgagee.

Payment of all taxes, rates, etc.

The Mortgagor/s shall at all times during the continuance of these presents and the security hereby created, except as expressly otherwise permitted by the Transaction Documents, duly and punctually pay any imposts, duties, Taxes, premia and outgoings which become lawfully payable by the Mortgagor/s in respect of the Mortgaged Property or any part thereof or the carrying out by the Mortgagor/s or maintenance of any business or operations thereon and shall prevent any part of such Mortgaged Property from becoming charged with the payment of any such imposts, duties and Taxes payable by the



For, M/s. Pacifica Builders Private Limited,

Sri Sanyal

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Sanyal

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

Mortgagor/s and shall punctually discharge all claims and pay, except as expressly otherwise permitted by the Transaction Documents, all the Taxes, duties and imposts which by the Applicable Law are lawfully payable by the Mortgagor/s and would affect the security created hereunder.

(d) Maintenance of assets

The Mortgagor/s shall at all times and at their own cost and expense keep and maintain all buildings and erections forming part of the Mortgaged Property and all fixtures, (including trade and tenant's fixtures) fittings and other equipment and effects thereon and therein forming part of the Mortgaged Property in good and substantial repair and in good working order and condition and when necessary rebuild or renew the same and without prejudice to the generality of the foregoing, forthwith after service by the Mortgagee of any notice of defect or warrant of repair given pursuant to Sub-Clause (e) below, repair and make good the same to the satisfaction of the Mortgagee.

(e) Inspection, repairs, etc.

The Mortgagor/s shall at its own cost, permit the Mortgagee and its authorised representatives, servants and agents either alone or with workmen and others, upon prior notice, to carry out technical, legal or financial inspections, including, but without limitation, works, site, buildings and books of accounts from time to time and at all times to enter into and upon the Mortgaged Property and any future assets to inspect the same and if there shall be any want of repair thereof or if the Mortgagee in its discretion considers any other works, matters, or things are required in order to preserve the Mortgaged Property, then the Mortgagee shall give notice thereof to the Mortgagor/s calling upon the Mortgagor/s to repair or replace the same. Upon the Mortgagors' failure to do so, it shall be lawful for but not obligatory upon the Mortgagee to repair or replace the same or any part hereof at the expense of such Mortgagor/s.

Nothing herein contained shall be deemed to affect or prejudice the rights and powers of the Mortgagee under these presents or the other Transaction Documents including the right to call for the whole of the Mortgage Debt as the case may be following the happening of an Event of Default.

Insurance

The Mortgagor/s shall at its expense and in accordance with good industry practice and in accordance with the requirements of the Mortgagee and its insurance consultant, keep the Mortgaged Property in marketable and good condition and insure and keep insured the same in the name of the Mortgagor/s, wherever required. The Mortgagor/s shall assign in favour of the Mortgagee as loss payee such insurance policies taken out by the Mortgagor/s. The Mortgagor/s shall within 15 (fifteen) days of obtaining the insurance cover deliver to the Mortgagee the notarised certified true copies of policies of insurance and maintain such insurance throughout the continuance of the security of these presents and deliver to the Mortgagee the renewal receipts / endorsements / renewed policies thereof and till such insurance policies / renewal receipts / endorsements are delivered to the Mortgagee, the same shall be held by the Mortgagor/s in trust for the Mortgagee. The Mortgagor/s shall maintain such insurance throughout the subsistence of the Mortgage and shall duly and punctually pay all premia and shall not do or suffer to be done or omit to do or be done any act which may invalidate or avoid such insurance. In default of the Mortgagor/s to do so the Mortgagee may (but shall not be bound to) keep in good condition and render marketable the Mortgaged Property and take out/renew such insurance. Any premium paid by the Mortgagee and any costs and expenses incurred by the Mortgagee shall forthwith on receipt of a notice of



For, M/s. Pacifica Builders Private Limited,

[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

demand from the Mortgagee be reimbursed to the Mortgagee together with interest equivalent to 3% p.m. for such amount from the date of payment by such Mortgagee and until such reimbursement by the Mortgagor/s the same shall be a charge on the Mortgaged Property.

- (g) Until all amounts which may be or become payable by the Borrower under the Transaction Documents have been irrevocably paid and discharged in full and the Mortgagee has (acting on the instructions of the Lenders) issued a no dues certificate to the Borrower unless the Mortgagee otherwise directs, the Mortgagor/s will not exercise any rights which they may have by reason of performance by them of their obligations under any document:-
- (i) to be indemnified by the Borrower;
 - (ii) to claim any contribution from the Borrower or other provider of security for the obligations of the Borrower; and/or
 - (iii) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Mortgagee under the Transaction Documents or of contribution or any other rights of a surety or enforce any security or other right or claim against the Borrower or any other person who has guaranteed or given any security in respect of any of the obligations of the Borrower under the Transaction Documents or claim in the insolvency or liquidation of the Borrower or of any other guarantee or security taken pursuant to, or in connection with the Transaction Documents.

The Mortgagor/s undertake and agree with the Mortgagee that, throughout the continuance of this Indenture and so long as the Mortgage Debt or any part thereof remains owing, the Mortgagor/s shall, unless the Mortgagee otherwise agrees:-

- (a) If any penalty or legal costs or any other charges are paid for the stamping and registration of this Indenture or any supplement or addition thereto or any other additional security documents by the Mortgagee, and if the Mortgagor/s has not reimbursed the Mortgagee such amounts, within fourteen (14) days from any demand made by the Mortgagee, the Mortgagor/s shall pay to the Mortgagee the amount thereof with interest at the rate of 3% p.m. on such amount, from the date of payment by the Mortgagee until the date of repayment by the Mortgagor/s; and

- (b) to deliver to the Mortgagee original receipts evidencing payment of stamp duty and other charges in connection with the stamping and registration of this Indenture.

- (c) to deliver, hand over and submit with the Mortgagee all the title deeds / documents relating to the Mortgaged Property under acknowledgement. No documents of title of Mortgaged Properties are in possession of any other person and the Mortgagor/s undertake and shall ensure to forthwith deliver and submit to the Mortgagee all or any document as may be found, generated, issued or created which is directly or indirectly related to the Mortgaged Properties. If the Mortgagor/s fails to collect the Title Documents as requested by Lender, then the same shall be collected by the Borrower on and behalf of Mortgagor/s without any liability on the Mortgagee/Lender.

- (d) During the subsistence of the Facility and the Mortgage Debt, Mortgagor/s shall not without the prior written permission of the Mortgagee alter or modify or extend the plans and permissions approved and granted by respective Corporation or Local Authorities, in respect of the Mortgaged Property.

- (e) Mortgagor do hereby confirm the terms and conditions agreed by the Borrower in respect of electronic transactions/agreements (including but not limited to emails, DSC, e-stamping) under the Facility Documents are acceptable to Mortgagor which shall be binding on them without any reservations

For, M/s. Pacifica Builders Private Limited,

Sri Jayalal

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Jayalal

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

- 9.10 The Mortgagor/s shall observe and perform each of the covenants set forth in the Transaction Documents, wherever applicable, which covenants are hereby incorporated herein by reference and made a part of the Indenture as if such covenants and other relevant provisions were set forth in full herein.

10. Events of Default

Each of the Clauses, as more particularly set out in the Event of Default clause of the Facility Agreement shall constitute an Event of Default for the purposes of the Indenture.

11. Consequences of Events of Default

11.1 Acceleration, Enforcement and Cancellation

Upon occurrence of an Event of Default, the Mortgagee shall be entitled, without prejudice to its other rights and remedies under the Transaction Documents, to enforce this Indenture, and, do all or any of the following, at its option:-

- (a) declare the Borrower's Dues under the Facility including interest, to be immediately due and payable (whereupon the same shall become so payable together with a penal charges and any other sums then owed by the Borrower hereunder) or declare Borrower's Dues to be due and payable on demand of the Lender;
- (b) Suspend or terminate all un-drawn commitments;
- (c) Demand cure of any default under any of the Transaction Documents;
- (d) Enforce, at their sole discretion, any one or all the Mortgage Property/ Security and exercise all contractual and legal rights / remedies under the Transaction Documents; and / or
- (e) Any other legal or equitable rights of the Mortgagee under applicable law.

All expenses incurred by Mortgagee, including in connection with: (i) preservation or enforcement of the Mortgage Property; and (ii) collection of amounts due under this Indenture and the other Transaction Documents, shall be the responsibility of the Mortgagor and/or the Borrower/s and such amount shall be borne/reimbursed /recovered from the Mortgagor or the Borrower/s.

The Mortgagor shall not question the terms on which and the consideration for which the Mortgage Property may have been sold, disposed of or realized by the Mortgagee. The Mortgagee shall not be liable for any loss arising due to such sale or transfer or disposal of the Mortgage Property. All accounts of sale rendered by the Mortgagee shall be conclusive of all matters contained therein and shall be final and binding on the Mortgagor and the Borrower/s.

11.2 Disclosures

The Mortgagor/s hereby agrees that upon the occurrence of an Event of Default, the Mortgagee shall have an unqualified right to disclose the occurrence of the same with details thereof to the Reserve Bank of India (RBI), Credit Information Bureau (India) Limited (CIBIL), National Housing Bank (NHB), Banks, Financial Institutions (FIs), Housing Finance Institutions (HFIs), Development Finance Institutions (DFIs), and any other relevant Authority, to

For, M/s. Pacifica Builders Private Limited,



Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,



Authorised Signatory
(Name : Mr. S Vijayaraghavan)

publish the name of Mortgagor/s and Borrower/s and the names of its directors/partners as defaulters in such manner and through such medium as the Mortgagee and the relevant Authority(ies) may in their absolute discretion think fit.

11.3 Other remedies

Upon occurrence of any Event of Default, notwithstanding any other right available to Mortgagee under this Indenture or under any law for the time being in force, the Mortgagee may in its sole discretion, demand and enforce the repayment of entire Mortgage Debt from the Mortgagee under this deed and from the Borrower under the Demand Promissory Note.

The Mortgagor/s agree, acknowledges and admits that the liability to pay entire Mortgage Debt is akin to the Borrower and in case of Event of Default, the Mortgagee shall be entitled to demand entire unpaid Mortgage Debt from the Mortgagor/s including enforce the Mortgaged Property herein and pursuant to this deed.

12. Enforcement

12.1 The security created hereunder in favour of the Mortgagee shall become enforceable by the Mortgagee upon the occurrence of an Event of Default. It is hereby expressly clarified that, for the purpose of enforcement, the Mortgagee shall be entitled to act against one or more or all of the Mortgaged Property at the time of enforcement.

12.2 General Enforcement Powers

If any one or more of the Events of Default occur, the Mortgagee shall, without prejudice to any other rights and remedies it may have and without prior notice (except in respect of sub-clause (a) below) to the Mortgagor/s:

- (a) sell, call in, collect, convert into money or otherwise deal with or dispose of the Mortgaged Property, or any flats/ units/ premises comprised therein, or any part of the Mortgaged Property on an instalment basis or otherwise and generally in such manner and upon such terms whatever as the Mortgagee may consider fit;
- (b) exercise any and all powers which a Receiver could exercise hereunder or by Applicable Law; appoint by writing any Person or Persons to be a Receiver of all or any part of the Mortgaged Property, from time to time determine the remuneration of the Receiver and remove the Receiver (except where an order of the courts is required therefor);
- (c) appoint another in place of any Receiver, whether such Receiver is removed by the Mortgagee or by an order of the court or otherwise ceases to be the Receiver or one of two or more Receivers;

(d) enter into and take possession of the Mortgaged Property and any future assets comprised in these presents by following due process of law and after taking such action the Mortgagor/s shall take no action inconsistent with or prejudicial to the right of the Mortgagee quietly to possess, use and enjoy the same and to receive the income, profits, rentals, license fees and benefits thereof without interruption or hindrance by the Mortgagor/s or by any Person or Persons whomsoever, and upon the taking of such action, the Mortgagee shall be freed and discharged from or otherwise by the Mortgagor/s well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands and Encumbrances whatsoever, unless caused by gross negligence or wilful misconduct of the Mortgagee or that of its officers or employees or assignee or designee or agent; and

(e) take all such other action expressly or impliedly permitted under the Transaction Documents, this Indenture or under the Applicable Law.



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Registering Officer

For, M/s. Pacifica Builders Private Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

13. Power of Sale

13.1 Provided always and it is hereby agreed and declared as follows:

Upon the occurrence of an Event of Default, it shall be lawful for the Mortgagee at any time without any further consent of the Mortgagor/s, to sell, assign, transfer, charge or concur with any other Person in selling, assigning, charging or transferring any of the Mortgaged Property and any future assets comprised under the present security or any part thereof either by public auction or private contract, including the land, leasehold estate, buildings and structures or separately therefrom with liberty to make any arrangements as to removal of the plant, machinery, fixtures, fittings and other implements from the land, building and structures and with liberty also to make such conditions or stipulations regarding title or evidence of title or other matters as the Mortgagee may deem proper, with power to buy or obtain assignment of the Mortgaged Property at any sale and to resell or reassign the Mortgaged Property at any sale by auction or to rescind or vary any contract for sale and to resell or reassign the Mortgaged Property without being answerable or accountable for any loss or diminution occasioned thereby and with power also to execute assurances and give effectual receipts for the purchase money and do all other acts and things for completing the sale/assignment which the person or persons exercising the power of sale/assignment shall think proper, and the aforesaid power shall be deemed to be a power to sell and concur in selling the Mortgaged Property without the intervention of the Court within the meaning of section 69 of the Transfer of Property Act, 1882.

13.2 No power of sale and/or assignment contained in these presents shall be exercised by the Mortgagee unless and until: -

(a) default shall have been made by the Borrower in payment of any principal or part thereof for the time being owing to the Lender for the space of three calendar months next after the notice in writing required by sub-section (2) of section 69 of the Transfer of Property Act, 1882, requiring the payment of such amounts of principal or any part thereof as may for the time being be due, shall have been served on the Borrower; or;

(b) interest on the Mortgage Debt amounting at least to Rs.500/- (Rupees Five Hundred only) shall be in arrears and remain unpaid for three months after becoming due;

13.3 No purchaser or other person dealing with the Mortgagee and/or any Receiver upon any sale purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether either of the events mentioned hereinabove have happened or whether any default has been made in payment of any moneys intended to be hereby secured or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which such sale and/or assignment shall have been made or otherwise as to the propriety or regularity of such sale and/or assignment and notwithstanding any impropriety or irregularity whatsoever in any such sale and/or assignment the same shall as regards the safety and protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual and the remedy of the Mortgagor/s in respect of any breach of any of the sections or provisions hereinbefore contained or of any impropriety or irregularity whatsoever in any such sale and/or assignment shall be in damages only.

13.4 All other provisions and trusts ancillary to the power of sale which are contained in section 69 of the Transfer of Property Act, 1882, shall apply to this security as if the same were incorporated herein.

14. Non-applicability of certain provisions of the Transfer of Property Act

Registering Officer

For, M/s. Pacifica Builders Private Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)	For, M/s. Sylvanus Builders and Developers Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)
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14.1 Section 67A

The provisions of section 67-A of the Transfer of Property Act, 1882, shall not apply to these presents. Notwithstanding that the Mortgagee may hold two or more mortgages executed by the Mortgagor/s including these presents in respect of which the Mortgagee has the right to obtain the kind of decrees under section 67 of the Transfer of Property Act, the Mortgagee shall be entitled to sue and obtain such decree on any of such mortgages without being bound to sue on all such mortgages in respect of which the mortgage moneys shall have become due.

14.2 Continued Possession

It shall be lawful for the Mortgagor/s to retain possession of and the Mortgagor/s may use the Mortgaged Property in accordance with the Transaction Documents (including any disposal expressly permitted and subject to the terms of the Transaction Documents) until the Mortgagee shall be entitled to take possession thereof under these presents and shall take possession thereof accordingly.

14.3 Section 65A

The provisions of section 65A of the Transfer of Property Act, 1882, shall not apply to this Indenture. The Mortgagor/s shall while in lawful possession of the Mortgaged Property have no power to lease and/or sub lease thereof, save and except to the extent as may be expressly permitted under the Transaction Documents and with the prior written consent of the Mortgagee on such terms and conditions as the Mortgagee shall in its absolute discretion consider fit.

15. Receiver

15.1 Subject to the observance of such restrictions as may be imposed by Section 69-A of the Transfer of Property Act, 1882, or any other applicable statutory provisions, the Mortgagee at any time after the security hereby constituted shall have become enforceable may, by writing, appoint as receiver of the Mortgaged Property ("Receiver") or any part thereof one or more Persons and may remove any receiver so appointed and appoint another in his stead, with prior intimation to the Mortgagor/s.

15.2 Status, powers and remuneration of Receiver

- (i) Appointment of any Receiver may be made either before or after the Mortgagee shall have entered into or taken possession of the Mortgaged Property;
- (ii) Such Receiver may, from time to time, be invested with such of the rights, powers, authorities and discretions exercisable by the Mortgagee set forth herein or under Applicable Law or as the Mortgagee may think expedient including the following rights, powers and authorities exercisable from time to time under the directions of the Mortgagee:

(a) to take possession, custody or management of the Mortgaged Property;

(b) remove any person from the possession or custody of the Mortgaged Property or the Mortgagor/s would have a right to remove;



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Registered Mortgage

For, M/s. Pacifica Builders Private Limited,

[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

[Signature]

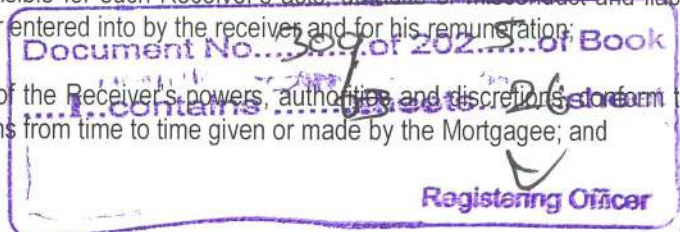
Authorised Signatory
(Name : Mr. S Vijayaraghavan)

- (c) to take such steps for the realization, management, protection, preservation and improvement of the Mortgaged Property, the collection of the rents, profits thereof and any other amounts received or realised in respect of the Mortgaged Property, the application and disposal of such rents, profits and amounts;
 - (d) to obtain all Clearances, planning consents and permissions, building regulations, approvals and any other consents or licenses necessary or appropriate to carry out any of the matters referred to in this Mortgage or otherwise as the Mortgagee shall consider fit;
 - (e) to redeem any Encumbrance and settle and pass the accounts of the Encumbrances so that any accounts so settled and passed shall be conclusive and binding on the Mortgagor/s and the money so paid shall be deemed to be an expense properly incurred by the Receiver;
 - (f) to settle, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any Person or body who is or claims to be a creditor of the Mortgagor/s or relating in any way to the Mortgaged Property or any part thereof;
 - (g) to bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Mortgaged Property or any part thereof as the Receiver shall consider fit;
 - (h) to do all such other acts and things (including, without limitation, signing and executing all documents and deeds) as may be considered by the Mortgagee to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realization of the Mortgaged Property;
 - (i) to exercise all such other power and authority as the Mortgagee shall consider fit to confer and so that the Mortgagee may in relation to such part of the Mortgaged Property, as is subject to the security expressed to be created hereunder, confer any powers and authorities which it could give if it were an absolute beneficial owner thereof; and
 - (j) in the exercise of any of the above powers, to expend such sums as the Receiver may think fit and the Mortgagor/s shall forthwith on demand repay to the Receiver all sums so expended together with interest thereon and if such sums are not paid within 10 (Ten) days of demand notice in respect thereof, penal charges shall be applicable.
- (iii) Subject to the provisions of Section 69-A of the Transfer of Property Act, 1882, the Mortgagee may from time to time fix the remuneration of such Receiver and may direct payment thereof out of the Mortgaged Property provided that all costs and expenses incurred in respect of such remuneration shall be borne by the Mortgagor/s;
- (iv) The Mortgagee from time to time and at any time, may require any such Receiver to give security for the due performance of its duties as such receiver, and may fix the nature and amount of security to be so given;

All the powers, provisions and trusts contained in Section 69-A of the Transfer of Property Act, 1882, shall apply to the Receiver appointed under this Indenture;

Every Receiver appointed under the provisions hereof shall be deemed to be the agent of the Mortgagor/s and the Mortgagor/s shall be responsible for such Receiver's acts, defaults or misconduct and liable on any contract or engagement made or entered into by the receiver and for his remuneration;

The Receiver shall, in the exercise of the Receiver's powers, authority and discretions conform to the instructions, directions and regulations from time to time given or made by the Mortgagee; and



For, M/s. Pacifica Builders Private Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)	For, M/s. Sylvanus Builders and Developers Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)
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- (viii) Notwithstanding anything contained in this **Clause**, the Receiver and any Person acting on its behalf (A) shall in exercise or performance of its powers, duties and functions, act in good faith and with due skill, care and diligence and in a manner it would act had it been dealing with its own properties; and (B) no act or deed by the receiver or any Person acting on its behalf shall cause or result in an increase in the obligations owed by the Mortgagor/s. It is expressly clarified that as the Receiver will be the agent of the Mortgagor/s, neither the Mortgagee shall be responsible for ensuring that the receiver complies with the provisions of this **Clause**.

15.3 Protection of Receiver: Limitation of Liability

Subject to Applicable Law, the Receiver shall not be liable in respect of any loss or damage which arises out of the exercise or the attempted or purported exercise of or the failure to exercise any of its rights, powers, authorities, discretion's and trusts that may be vested in the receiver. However, this limitation on liability shall not be applicable in case of any breach of duties and obligations hereunder and in Applicable Law, breach of trust, gross negligence, fraud or misconduct by the Receiver.

15.4 Indemnity

Every Receiver shall be entitled to be indemnified out of Mortgaged Property in respect of all liabilities and expenses incurred by it in the execution or purported execution of the powers and trusts thereof including liabilities and expenses consequent to any mistake, oversight or error of judgment (other than those liabilities and expenses arising out of gross negligence or fraud or wilful default) on the part of the Receiver and against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted to be done in anywise relating to the Mortgaged Property.

16. Not Mortgagee-in-Possession

Without prejudice to anything stated in this Indenture, it is hereby expressly agreed that neither the Mortgagee nor any Receiver appointed as aforesaid shall, by reason of the Mortgagee or such Receiver entering into or taking possession of the Mortgaged Property or any part thereof as provided herein, be liable to the Mortgagor/s to account as a mortgagee-in-possession for anything except actual receipts or be liable for any loss or for any default or omission for which a mortgagee-in-possession might be liable.

17. Costs and Expenses

All expenses incurred by the Mortgagee after the occurrence of and during the continuation of an Event of Default in connection with preservation or protection of the Mortgaged Property, enforcement of security and collection of amounts due to the Mortgagee shall be payable by the Mortgagor/s within 15 (Fifteen) Days from the date of notice or demand in respect thereof. In case of default in making such payment within 15 (Fifteen) Days from the date of notice of demand, the Mortgagor/s shall also pay penal charges as mentioned in the Sanction Letter on such amount from the expiry of 15 (Fifteen) Days from the date of notice of demand till reimbursement.

- 17.2 The Mortgagor/s shall, upon notice from the Mortgagee pay or reimburse to the Receiver all fees for service performed by the Receiver, all out of pocket, and travelling expenses and other costs, charges and expenses in any way incurred by the Receiver, its officers, employees or authorised agents in connection with the exercise of any rights, remedies or powers granted hereunder or under these presents and/or pursuant to the other Transaction Documents.

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Registering Officer

For, M/s. Pacifica Builders Private Limited,

Sri Jayalle

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Jayalle

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

- 17.3 All other costs, charges and expenses in respect of this Indenture, including in relation to stamp duty and registration charges, legal expenses for drafting, stamping and registration of this Indenture shall be solely borne by the
- 17.4 Mortgagor. Mortgagee shall not be responsible for the abovementioned charges, duties and expenses at any time, in present or in future. It is agreed between the Parties that this mortgage deed shall be considered as principal document for the purpose of payment for stamp duty and registration charges under the respective stamp acts and shall be considered accordingly. Mortgagor doth hereby indemnify Mortgagee if any claims, objections or demand is raised in these regards by any authority or any person in any manner whatsoever. Notwithstanding anything mentioned or agreed under this deed, this deed shall not be considered as conveyance in any manner in favour of the Mortgagee and in case any person or authority is interpreting or considering this deed as conveyance due to any statement, clause or paragraph in this deed, such statement, clause or paragraph shall be considered as non-effective and non-operative and this deed shall always be considered as a mortgage without possession.

18. Liability to Mortgagee for deficiency

The Mortgagor/s jointly and/or severally shall remain liable to the Mortgagee for any deficiency occurring, arising or existing under the Transaction Documents and this present including for not attaching any annexures referred herein which can be produced by the Mortgagee duly confirmed by the Mortgagor/s or Borrower separately.

19. Waiver

19.1 No implied waiver or impairment

No delay or omission of the Mortgagee or any Receiver in exercising any right, power or remedy accruing to the Mortgagee upon any default hereunder shall impair any such right power or remedy or be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of the Mortgagee or any Receiver in respect of any default or any acquiescence by it in any default affect or impair any right power or remedy of the Mortgagee in respect of any other defaults nor shall any single or partial exercise of any such right power or remedy preclude any further exercise thereof or the exercise of any other right power or remedy. The rights and remedies of the Mortgagee herein provided are cumulative and not exclusive of any rights or remedies provided by Applicable Law or equity or in any of the other Transaction Documents.

19.2 Express Waiver

A waiver or consent granted by the Mortgagee under this Indenture will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

20. Miscellaneous

20.1 Discharges and Releases

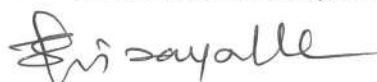
Notwithstanding any discharge, release or settlement from time to time between the Mortgagee and the Mortgagor/s, if any discharge or payment in respect of the Mortgage Debt by the Mortgagor/s is avoided or set aside or ordered to be surrendered, paid away, refunded or reduced by virtue of any provision, Applicable Law or enactment relating to bankruptcy, insolvency, liquidation, winding up, dissolution, composition or arrangement for

For, M/s. Pacifica Builders Private Limited,



Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,



Authorised Signatory
(Name : Mr. S Vijayaraghavan)

the time being in force or for any other reason, the Mortgagee shall be entitled hereafter to enforce the security created herein as if no such discharge, release or settlement had occurred.

20.2 Statement of Accounts

Any statement of account based on the Mortgagee's statement of account purporting to show an amount of Mortgage Debt due under any of the Facility Document and signed as correct by the duly authorised officer of the Mortgagee with respect to the Mortgage Debt owed to the Mortgagee shall be conclusive evidence of the amount so due and shall be binding on the Mortgagor/s.

20.3 Amendment

All amendments or supplements to the terms of this Indenture can be made only in writing signed by the Mortgagor/s and Mortgagee herein.

20.4 Other Remedies

The rights and remedies conferred upon the Mortgagee under this Indenture shall not prejudice any other rights or remedies to which the Mortgagee may, independently of this Indenture, be entitled or any collateral or other security now or hereafter held by the Mortgagee.

20.5 Assignability

The Mortgagor/s shall not delegate any of its obligations hereunder. The Mortgagee may transfer or assign its rights and benefits under this Agreement in accordance with the provisions of the Transaction Documents or may novate the same. Upon the execution of the Deed of Assignment / Transfer Deed, this Indenture shall bind and enure to the benefit of the new lender(s) / mortgagee(s) as defined in the said Deed of Assignment / Transfer Deed and such new lender(s) / mortgagee(s) shall be deemed to be beneficiary of this Indenture with all rights, benefits and entitlements and the obligations of the Lender / Mortgagee. The Mortgagor/s shall execute all such deeds and documents required for such assignment, transfer or novation, as the case may be.

21. NOTICES

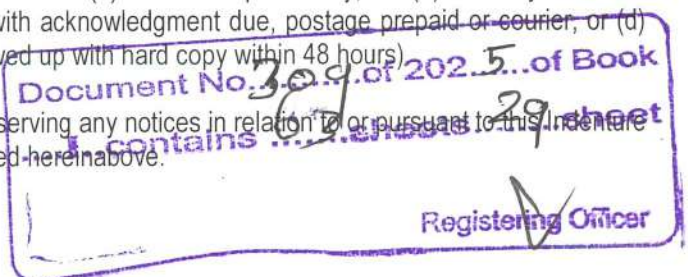
21.1 Communications

(a) Communications in writing

Any notice, demand, request or other communication to be made or given under this Indenture shall be in writing unless otherwise stated. Such notice, demand request or other communication shall be deemed to have been duly given or made when it shall be (a) delivered personally, or (b) sent by facsimile transmission, or (c) sent by registered mail with acknowledgment due, postage prepaid or courier, or (d) sent by email (provided that the email is followed up with hard copy within 48 hours).

(b) The details of the Parties for the purposes of serving any notices in relation to or pursuant to this Indenture shall be to the address of each party mentioned hereinabove.

(c) Delivery



For, M/s. Pacifica Builders Private Limited,

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

Any communication or document made or delivered by one person to another under or in connection with this Indenture will only be effective:

- (i) if delivered personally, on delivery; or
- (ii) if by way of facsimile, when received in legible form; or
- (iii) if by way of registered mail / courier, the date of receipt of such registered mail / courier (as demonstrated by the acknowledgement); or
- (iv) if by way of email, as soon as the email leaves the system of the sender to be transmitted to the addressee (provided that a copy by any of the aforesaid modes is delivered to the addressee within 2 (Two) days of such email).

(d) English language

- a) Any notice given under or in connection with any transaction document must be in English.
- b) All other documents provided under or in connection with any transaction document must be in English; or if not in English accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

22. Provisions Severable

Every provision contained in this Indenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

23. Governing Law

This Indenture shall be governed by and construed in accordance with Indian law.

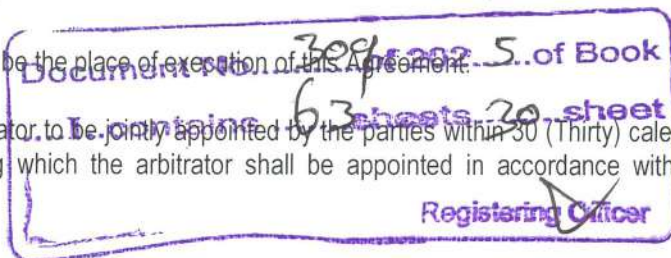
24. Jurisdiction

24.1 The Agreement shall be governed by and construed in accordance with the Laws of India.

24.1 Dispute Resolution

- a) Any dispute arising out of or in connection with this Agreement (including any dispute relating to any non-contractual obligation arising from or in connection with this Agreement and any dispute regarding the existence, validity or termination of this Agreement and other Facility Documents) ("**Arbitration Dispute**") shall be referred to and finally resolved by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 ("**Arbitration Act**").

- b) The seat and place of the arbitration shall be the place of execution of this Agreement.
- c) The tribunal shall consist of one (1) arbitrator to be jointly appointed by the parties within 30 (Thirty) calendar days from the date of invocation, failing which the arbitrator shall be appointed in accordance with the Arbitration Act.



For, M/s. Pacifica Builders Private Limited,

Sri S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

- d) The language of the arbitration proceedings shall be English.
- e) The law governing this arbitration clause and this Agreement shall be laws of India.
- f) Unless otherwise determined by the arbitrator, all costs and expenses incurred by the Lender in the course of and/or for the purposes of and/or in connection with the arbitration proceedings initiated under this clause, including but not limited to fees payable to the legal advisors / counsel of the Lender, shall be borne by the Borrower/Mortgagor/s.

24.2 Nothing contained in the above sub-clause shall be construed as extinguishing, limiting or ousting the rights of the Lender under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and/ or the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 (to the extent applicable to the Lender under the SARFAESI Act) and/or or the Insolvency and Bankruptcy Code, 2016, as amended. It is hereby clarified that in case of any enforcement actions by the Mortgagee under this sub-clause shall not be questioned and disputed under the arbitration proceedings.

25 No Effect

- 25.1 Neither the security created under this Mortgage nor the rights, powers and remedies conferred to the Mortgagee or the receiver by this Mortgage shall be discharged, impaired or affected by:
- 25.1.1 any invalidity or unenforceability or amendment of any of the Transaction Documents;
- 25.1.2 any time or other indulgence given or agreed to be given by the Mortgagee for the performance of the obligations by Mortgagor/s under any of the Transaction Documents;
- 25.1.3 any release or exchange of security or obligations granted or undertaken pursuant to any of the Transaction Documents;
- 25.1.4 any other act, event or omission which but for this provision would impair or discharge the Mortgagors' liability jointly and/or severally hereunder; and
- 25.1.5 any change in the structure or organisation of the Mortgagor as a result of change in Applicable Law, insolvency / bankruptcy/dissolution of the Mortgagor or otherwise, including the winding up (voluntary or otherwise), merger or amalgamation, reconstruction or otherwise of the Mortgagor with any other company or takeover of the management of the Mortgagor/s, wherever applicable.



SCHEDULE 1

Item No.	Particulars	Details
1	Place and Date of Execution	Chennai on 14/08/2025
2	Name of the Mortgagor/s Address of the Mortgagor/s	1) M/S. PACIFICA BUILDERS PRIVATE LIMITED [CIN U45200GJ2005PTC046579 and PAN AADCP6537H] a Company under the provisions of Companies Act, 2013 and existing under the laws of India and having its registered office / permanent address at 4-5, Sigma Corporate Park, Nr. Mann Party Plot, Behind Rajpath Club, Bodakdev, Ahmedabad, Gujarat - 380054, India and branch office at Rajiv Gandhi Road, OMR, Pacifica Builders Pvt Ltd, Auram Residential Township, Near SRR Engineering College, Padur, Chennai, Tamilnadu - 603 103, India 2) M/S. SYLVANUS BUILDERS AND DEVELOPERS LIMITED

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Registering Officer

For, M/s. Pacifica Builders Private Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Mr. S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

		[CIN U70109GJ2006PLC069526 and PAN AAJCS9993G] a Company under the provisions of Companies Act, 2013 and existing under the laws of India and having its registered office / permanent address at 4-5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad, Gujarat - 380054, India and branch office at Rajiv Gandhi Road, OMR, Sylvanus Builders And Developers Ltd, Auram Residential Township, Near SRR Engineering College, Padur, Chennai, Tamilnadu - 603 103, India.
3	Address of the office of the Lender	Kotak Mahindra Investments Limited, having its branch office at Prestige Polygon, 12 th Floor, No.471 Anna Salai, Nandanam, Chennai, Tamilnadu - 600 035.
4	Details of the Borrower : 1] Name, Address and Identity Numbers of the Borrower:	M/s Pacifica Builders Private Limited [CIN U45200GJ2005PTC046579 and PAN AADCP6537H], having its registered office at 4-5, Sigma Corporate Park, Nr. Mann Party Plot, Behind Rajpath Club, Bodakdev, Ahmedabad, Gujarat - 380054, India and branch office at Rajiv Gandhi Road, OMR, Pacifica Builders Pvt Ltd, Auram Residential Township, Near SRR Engineering College, Padur, Chennai, Tamilnadu - 603 103, India
5	Principal Amounts of the Facility	Term Loan of Rs.75,00,00,000/- (Rupees Seventy Five Crores Only) as per Sanction Letter.
6	Details of Facility Agreements : [1] Sanction Letter No. & Date. [2] Facility/Loan Agreement date.	[1] Sanction Letter No. CRE/KMIL/0522/2024-25 dated 21 st March 2025 and as amended from time to time [2] Facility Agreement dated 23/04/2025
7	Priority of Mortgage created herein	First and exclusive charge in favor of Lender

SCHEDULE - 1A

1. Term Loan

Conditions For Term Loan Facility	
Facility	Term Loan-1.1
Limit	TL 1.1 - Rs. 75,00,00,000/- (Rupees Seventy five crores only)
Type	Non-Revolving
Purpose	Towards project expenses of security project Aurum Bliss Phase I (Tower A1 & A2)
Validity	Borrower to take First drawdown before 11 th May 2025
Tenor	48 months (24 months morat)
Rate of Interest	12.50% P.a.p.m. consisting of Applicable KMCLR rate @ 9.40 % and the spread @ 3.10 %
Disbursement Method	As & when requested by borrower for security project expenses basis funding gap. Disbursement as per request from client directly to current account of borrower maintained with Kotak Mahindra Bank Limited or as per instructions from borrower subject to completion of conditions as mentioned in CP, CS and other conditions and subject to security cover of 2x.

For, M/s. Pacifica Builders Private Limited,



 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,



 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

Repayment Method	- Interest shall be paid on monthly basis. - Principal shall be repaid in 24 equal monthly instalments starting from 25th month after the first date of disbursement of respective TLs
Escrow	Cash flow repayment for TL 1.1 All the Receivables from the Project shall be deposited in the Escrow Accounts and minimum 70% of the amounts as deposited in the Escrow Accounts shall be first transferred to RERA Accounts. Balance amount in the Escrow Accounts after transfer to RERA Accounts shall be transferred to Escrow Sub-Accounts (however, once the full completion certificate for Security Properties is issued/obtained as per RERA Act, then the entire amount remaining in RERA Account and 100% of Receivables from Escrow Account shall be transferred to Escrow Sub- Account).
	All amounts withdrawable by the mortgagor from the RERA Accounts shall also be first transferred to Escrow Sub-Accounts. The amounts lying in the Escrow Sub-Accounts shall be considered as Eligible Receivables which shall be first (unless the Lender decides otherwise) transferred and appropriated as below; Adjustment% basis cumulative collections as below: - NIL – Upto Rs. 35 crs 45% - Above 35 cr & upto 75 cr 75% - Above Rs. 75 Cr upto Rs 100 crs 85%- Above Rs 100 crs Note: NIL collections as on 31st Dec 24 Quarterly Average Minimum selling price shall be Rs 5,300 per sqft. on saleable area Any shortfall in sales value will have to be routed by borrower through Escrow Account within 15 days from the end of the respective quarter. Lender may, at its discretion, change the escrow mechanism/MSP/Priority during the tenor of the loan.



SCHEDULE 2

(Description of Mortgaged Properties)

Document No. 309 of 202.5 of Book
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PART A (PROPERTY NO. 1)

PROJECT - "AURUM-BLISS"

Registering Officer

PROPERTIES OWNED BY M/S. PACIFICA BUILDERS PRIVATE LIMITED AND SYLVANUS BUILDERS AND DEVELOPERS LIMITED

1] 4.73 Acres (approx.) of all those piece and parcel of non-agricultural (Residential), unreserved, unencumbered and unalienated land comprised in the following survey numbers:-

Sr. No.	Survey No. as per	Survey Nos. as	Extent		Name of the Owner	Owner Title Deed	Patta No.
			Acre	Cent			

For, M/s. Pacifica Builders Private Limited,

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

	title deeds	per Patta					
1.	153/1B	153/1B2	0	24	Pacifica Builders Private Limited	12014/2020	5712
2.	153/2	153/2	0	40	Pacifica Builders Private Limited	12014/2020	5866
3.	173/2B	173/2B	0	15	Pacifica Builders Private Limited	2832/2024	5866
4.	173/2A	173/2A	0	11	Pacifica Builders Private Limited	12014/2020	5866
5.	174/2	174/2	0	39	Pacifica Builders Private Limited	12014/2020	4594
6.	174/3	174/3A	0	13	Pacifica Builders Private Limited	12014/2020	4594
7.	176	176/1	0	1	Pacifica Builders Private Limited	1144/2008	1887
8.	175	175	0	94	Pacifica Builders Private Limited	1144/2008	1834
9.	182/1(part)	182/1A	0	02	Pacifica Builders Private Limited	2832/2024	5882
10.	152/1	152/1	0	20	Pacifica Builders Private Limited	12014/2020	4594
11.	152/2	152/2A	0	5	Pacifica Builders Private Limited	2832/2024	5882
12.	148/1	148/1	0	16	Pacifica Builders Private Limited	9445/2007	4693
13.	176/2C	176/2C	0	11	Pacifica Builders Private Limited	12014/2020	4693
Lands owned by Pacifica Builders Private Limited			2	91			
14.	174/1	174/1	1	12	Sylvanus Builders and Developers Limited	227/2007	123
15.	151	151	0	70	Sylvanus Builders and Developers Limited	9736/2006	156
Lands owned by Sylvanus Builders and Developers Limited			1	82			
Total			4	73			



and all the units/structures/constructions constructed/to be constructed thereon forming part of Project "Aurum Bliss" as per the sanction plan issued by DTCP vide Planning Permission No. SWP/B.P/M.L.P.A (CD-5) No.29/2025 dated 25.03.2025 issued by DTCP; all situated at **Padur Village**, Thiruporur Taluk, Chengalpattu District, Chennai, Tamil Nadu - 603 103; within the Registration District of Chengalpattu and Sub Registration District of Navalur India, having access from

For, M/s. Pacifica Builders Private Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)	For, M/s. Sylvanus Builders and Developers Limited,  Authorised Signatory (Name : Mr. S Vijayaraghavan)
---	--

from Veeranam road (Public Road) and 18.0 Mtrs. wide drive way of Aurum Township road, demarcated and highlighted in the Plan/Map annexed herewith as **Annexure – 1A** and bounded by:-

North by : Land in S.Nos.173/1, 156/3, 153/1A and 154/2
 South by : Land in S.Nos. 182/1pt, 183/2, 183/1 and 183/5
 East by : Land in S.Nos.148 and 187 pt
 West by : Pudupakkam Village

2] 302 unsold and not agreed to be sold units comprised of **2,40,261.20 sq. ft.** of carpet area along with **5,537.92 sq. ft.** of undivided share in land with total 302 car parking spaces as listed in **Annexure – 2A** AND

3] Receivable from the agreed to be sold **Nil** Units comprised of **Nil** sq. ft. (carpet area) along with **Nil** sq.ft. of undivided share in land with the Nil car parking spaces, in the **Project "Aurum Bliss"** as listed in **Annexure – 3A** (any unit which is already agreed to sale as per **Annexure – 3A** herewith, is getting cancelled for sale OR name of any purchaser is getting altered shall be considered as cancelled and both these type of units shall in such situation be considered as unsold or not agreed to be sold under security and charged herein).

4] Development rights and the Receivables arising to the share of the Mortgagor/s under the various development agreements and the powers of attorney executed between the Mortgagor/s and the adjoining landowners for the development of larger property including the Mortgaged Property.

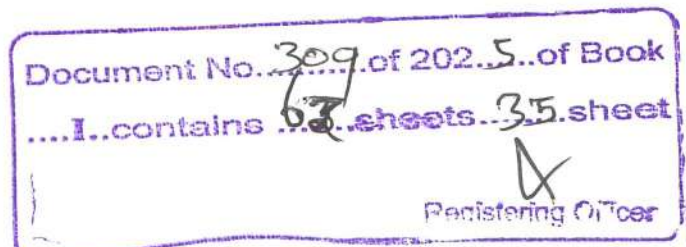
ALONG WITH all the right, title, interest thereon including all the structures existing and future constructions to be made thereon **ALONG WITH** all the rights of owner, development and construction rights including right to purchase, transfer and all rights of the Mortgagor **WITH** all benefits, claims, FSI / FAR, TDR and compensation and considerations available and to be available in future along with benefits of all approvals obtained from civic authorities and construction related authorities **ALONGWITH** all raw materials being used in the construction on and out of the above mentioned lands and structures along with all the benefits, **Receivables** and realization present or in future, all the trees, hedges, ditches, wells, common ways, access, drains, water sources, liberties, privileges, easements, advantages and appurtenances whatsoever arising out of the abovementioned properties.

PART B (PROPERTY NO. 2)

Additional Land

PROPERTIES OWNED BY M/S. PACIFICA BUILDERS PRIVATE LIMITED AND SYLVANUS BUILDERS & DEVELOPERS LIMITED

11.440 Acres (approx.) of all those piece and parcel of non-agricultural (Residential usage), unreserved, unencumbered and unalienated land comprised in the following survey numbers:



Sr.	Survey	Extent	Name of the	Owner	Patta	Boundary
-----	--------	--------	-------------	-------	-------	----------

For, M/s. Pacifica Builders Private Limited,

[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

No.	No.			Owner	Title Deed	No.				
		Acre	Cent				N	S	E	W
1.	174/3A (part)	0	14	Pacifica Builders Private Limited	Exchange Deed 12014/2020	4594	Survey No. 174/2	Survey No. 176 & 177	Survey No.175	Pudupakkam Village
2.	174/3C (part)						Survey No. 174/3B	Survey No.177	Survey No.174/3B	Pudupakkam Village
3.	174/2 (part)	0	7	Pacifica Builders Private Limited	Exchange Deed 12014/2020	4594	Survey No.173	Survey No.174/3A	Survey No.175	Pudupakkam Village
4.	177/1	1	16	Pacifica Builders Private Limited	Exchange Deed 12014/2020	4594	Pudupakkam Village	Survey No.178	Survey Nos. 177/2A & 177/3	Pudupakkam Village
5.	176/2A	0	50	Pacifica Builders Private Limited	Exchange Deed 12014/2020	4594 & 4693	Survey No.177	Survey No.176/3A	Survey No.176/2B	Survey No.177
	176/2C						Survey No.176/1	Survey No.176/3C	Survey No.182	Survey No.176/2B & 177
	176/3A						Survey No. 176/2A & 3B	Survey No.176/4A	Survey No.176/3B	Survey No.177
	176/3C						Survey No.176/2C	Survey No.176/4C	Survey No.182	Survey No.176/3B
	176/4A						Survey No.176/3A	Survey No.176/4B & 5A	Survey No.176/4B	Survey No.177 & 178
	176/4C						Survey No.176/3C	Survey No.176/5C	Survey No.182	Survey No.176/4B
	176/5A						Survey No.176/4A	Survey No.176/5B	Survey No.176/5B	Survey No.178



Document No. 309 of 202.5 of Book
 ...I...contains 63 sheets. 36 sheet
 Registering Officer

For, M/s. Pacifica Builders Private Limited,

 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

	176/5C						Survey No.176/4C	Survey No.176/3A	Survey No.176/2B	Survey No.182
6.	199/1A1 and 199/1A3	1	04	Pacifica Builders Private Limited	Sale Deed 1143/2008	1834	Survey No.184 & 181	Survey No.199/1C & 1B	Survey No. 184 & 198	Survey No.201
7.	199/1B						Survey No.199/1A	Survey No.199/199/2, 199/3 & 200	Survey No.199/1A	Survey No.201
8.	199/1C						Survey No.199/1A	Survey No.208 & 209	Survey No.198	Survey No.198
9.	200	0	10	Pacifica Builders Private Limited	Sale Deed 1143/2008	1834	Survey No.199/1B	Survey No.199/2	Survey No.199/1A & 1C	Survey No.199/1B & 199/2
10.	187	1	11	Pacifica Builders Private Limited	Sale Deed 1285/2008	1849	Survey No.148	Survey No.185 & 186	Survey No.188 & 189	Survey No.151 & 183
Land owned by Pacifica Builders Private Limited										
		4	12							
11.	174/1 (part)	0	6	Sylvanus Builders and Developers Limited	Sale Deed 227/2007	123	Survey No.173	Survey No.175	Survey No.152 & 153	Pudupakkam Village
12.	151 (part)	0	22	Sylvanus Builders And Developers Limited	Sale Deed 9736/2006	156	Survey No.153	Survey No.183	Survey No.148 & 187	Survey No.152 & 153
Land owned by Sylvanus Builders and Developers Limited										
		0	28							
THE SEAL OF THE SUB REGISTRAR NAVALUR Document No. <u>309</u> of 202 <u>5</u> of Book I contains <u>63</u> sheets <u>37</u> sheet										
Total		4	40							

all situated at **Padur Village**, Thiruporur Taluk, Chengalpattu District, Chennai, Tamil Nadu - 603 103, within the Registration District of Chengalpattu and Sub Registration District of Navalur India, having access from Veeranam road

For, M/s. Pacifica Builders Private Limited,

Srisayelle

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Srisayelle

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

(Public Road) and 18 Mtrs. wide drive way of Aurum Township road, demarcated and highlighted in the Plan/Map annexed herewith as **Annexure – 1B**

2] Development rights and the Receivables arising to the share of the Mortgagor/s under the various development agreements and the powers of attorney executed between the Mortgagor/s and the adjoining landowners for the development of larger property including the Mortgaged Property.

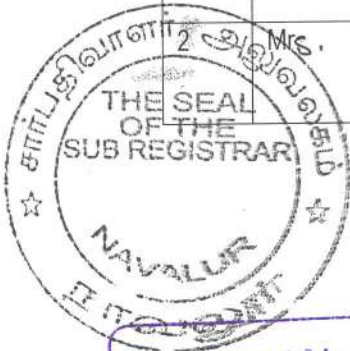
ALONG WITH all the right, title, interest thereon including all the structures existing and future constructions to be made thereon **ALONG WITH** all the rights of owner, development and construction rights including right to purchase, transfer and all rights of the Mortgagor **WITH** all benefits, claims, FSI / FAR, TDR and compensation and considerations available and to be available in future along with benefits of all approvals obtained from civic authorities and construction related authorities **ALONGWITH** all raw materials being used in the construction on and out of the above mentioned lands and structures along with all the benefits, **Receivables** and realization present or in future, all the trees, hedges, ditches, wells, common ways, access, drains, water sources, liberties, privileges, easements, advantages and appurtenances whatsoever arising out of the abovementioned properties.

IN WITNESS WHEREOF the Mortgagors have hereunto set and subscribed through its authorized representatives and stamped the day and year first hereinabove written:

SIGNED AND DELIVERED BY the withinnamed Mortgagors :	
1	M/s. Pacifica Builders Private Limited, through its authorised Signatory Mr. S Vijayaraghavan duly authorised by its board resolution dated 2nd April 2025 For, M/s. Pacifica Builders Private Limited,  (Authorised Signatory)
2	M/s. Sylvanus Builders and Developers Limited, through its authorised Signatory Mr. S Vijayaraghavan duly authorised by its board resolution dated 2nd April 2025 For, M/s. Sylvanus Builders and Developers Limited,  (Authorised Signatory)

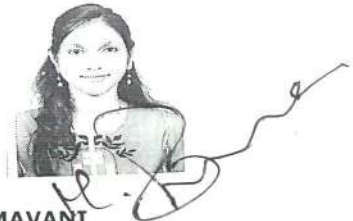
who has affixed their signature in the presence of (Witness)

1	Mr. 	VENKATESAN S/o Ramesh, Methyl Street, TP 12-110, Kanchipattu.
2	Mrs. 	SHANTHI w/o Saravanan, Kanchi'gal, Chennai -124.



Document No. 309 of 2025 of Book
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Registering Officer



Drafted By

M. HEMAVANI
ADVOCATE

Roll No. Ms. 604/2006,
52, FF, South Mada Street,
Thiruporur (near kulam)
Cell: 9176827258

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 268 of 2025

I hereby certify that a sum of ₹ 50,000/- (Rupees Fifty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. VIJAYARAGHAVAN residing at Rajiv Gandhi Road, OMR, Pacifica Builders Pvt Ltd, Auram Residential Township, Near SRR Engineering College, Padur, Chennai, Tamil Nadu, India, 603103.

Sub Registrar: Navalur

Date: 14/08/2025

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Sub-Registrar
Navalore

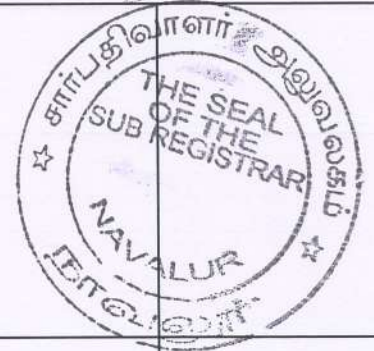
Presented in the office of the Sub Registrar of Navalur and fee of ₹ 22,110/- paid at 11:51 AM on the 14/08/2025 by

Left Thumb



Sri Jayall
9884053962

Additions as per recitals of document



Execution admitted by

Left Thumb



Sri Jayall

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:0394995196901334e2e459d874d272d335e22c0
(Details from UIDAI : S Vijayaraghavan S/O:
Sundaravaradhachary, 15-05-1967, xxxxxxxx7043)



Execution admitted by

Left Thumb



Sri Jayall

Document No. 309 of 2025 of Book 1 contains 39 sheets
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:369208483bd2b867f5d4340a867dd366d1c0375
(Details from UIDAI : S Vijayaraghavan S/O:
Registering Officer)



Sundaravaradhachary, 15-05-1967, xxxxxxxx7043)

14th day of August 2025



KARTHIKEYAN V

Sub Registrar
Navalur

Registered as Number R/Navalur/Book-1/309/2025.

Date: 14/08/2025

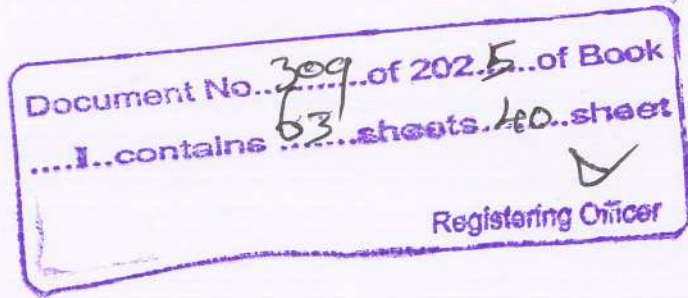
Navalur



KARTHIKEYAN V

Sub Registrar

Sub-Registrar
Navalore



ANNEXURE 1
(LAND AREA MAP)
 PART A (Property No. 1)
 As attached

PART B (Property No. 2)
 As attached

ANNEXURE - 2
(LIST OF UNSOLD/NOT AGREED TO BE SOLD UNITS)
 PART A (Property No. 1)
 As attached

PART B (Property No. 2)
 NIL

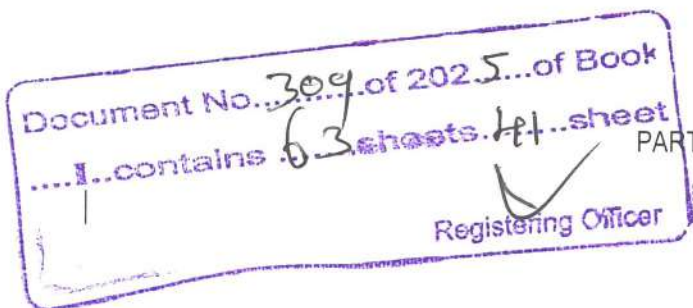
ANNEXURE - 3
(LIST OF AGREED TO BE SOLD UNITS)
 PART A (Property No. 1)
 NIL

PART B (Property No. 2)
 NIL

ANNEXURE - 4
LIST OF LITIGATIONS OR ENCUMBRANCES

PART A (Property No. 1)
 NIL

PART B (Property No. 2)
 NIL



For, M/s. Pacifica Builders Private Limited,

[Signature]

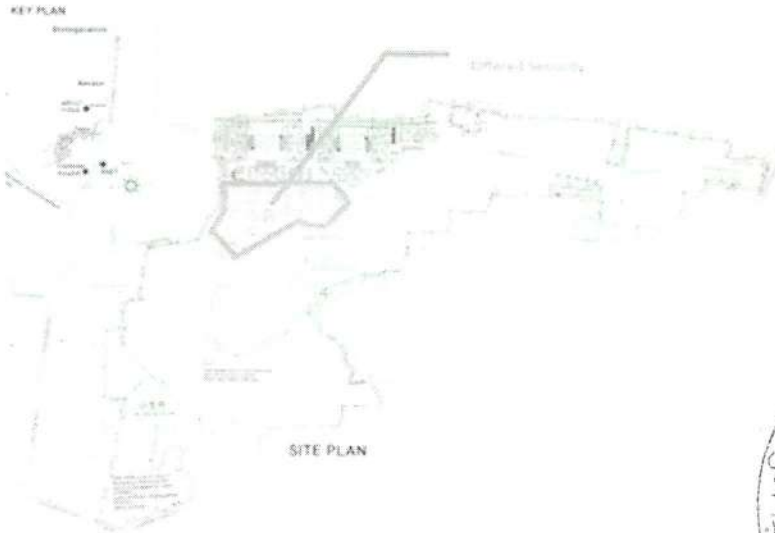
Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

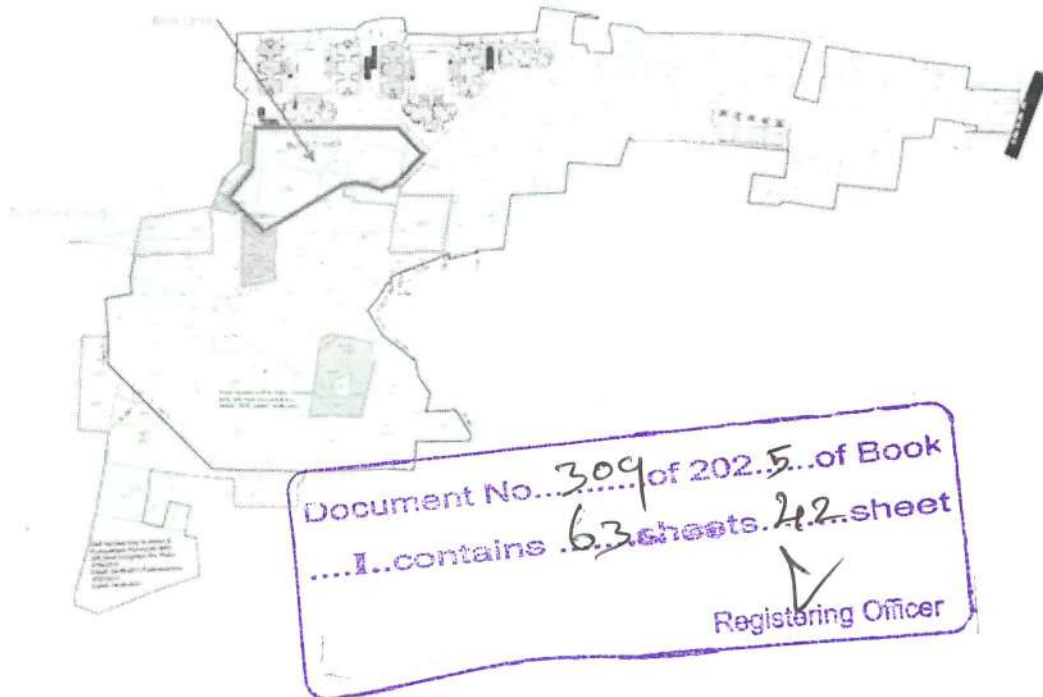
[Signature]

Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

ANNEXURE 1
(LAND AREA MAP)
PART A (Property No. 1)



ANNEXURE 1
(LAND AREA MAP)
PART B (Property No. 2)



Document No. 309 of 202.5 of Book
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✓
Registering Officer

For, M/s. Pacifica Builders Private Limited,

Sri Sayale

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Sayale

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

ANNEXURE – 2							
(LIST OF UNSOLD/NOT AGREED TO BE SOLD UNITS)							
PART A (Property No. 1)							
Sr. No.	Wing	Type	Floor	Type	Carpet Area (Sq.ft.)	SBU Area (Sq.ft.)	UDS Area (Sq.Mtr)
1	A1	UNIT 01	First	2BHK	712.15	1,095.66	16.56
2	A1	UNIT 02	First	2BHK	692.77	1,078.22	16.30
3	A1	UNIT 03	First	2BHK	712.15	1,095.66	16.56
4	A1	UNIT 04	First	3BHK	910.85	1,310.29	19.80
5	A1	UNIT 05	First	3BHK	946.16	1,346.78	20.35
6	A1	UNIT 06	First	3BHK	991.04	1,392.96	21.05
7	A1	UNIT 08	First	2BHK	684.05	1,068.64	16.15
8	A1	UNIT 09	First	2BHK	703.21	1,086.30	16.42
9	A1	UNIT 01	Second	2BHK	712.15	1,095.66	16.56
10	A1	UNIT 02	Second	2BHK	692.77	1,078.22	16.30
11	A1	UNIT 03	Second	2BHK	712.15	1,095.66	16.56
12	A1	UNIT 04	Second	3BHK	910.85	1,310.29	19.80
13	A1	UNIT 05	Second	3BHK	946.16	1,346.78	20.35
14	A1	UNIT 06	Second	3BHK	991.04	1,392.96	21.05
15	A1	UNIT 07	Second	3BHK	991.04	1,394.36	21.07
16	A1	UNIT 08	Second	2BHK	684.05	1,068.64	16.15
17	A1	UNIT 09	Second	2BHK	703.21	1,086.30	16.42
18	A1	UNIT 01	Third	2BHK	712.15	1,095.66	16.56
19	A1	UNIT 02	Third	2BHK	692.77	1,078.22	16.30
20	A1	UNIT 03	Third	2BHK	712.15	1,095.66	16.56
21	A1	UNIT 04	Third	3BHK	910.85	1,310.29	19.80
22	A1	UNIT 05	Third	3BHK	946.16	1,346.78	20.35
23	A1	UNIT 06	Third	3BHK	991.04	1,392.96	21.05
24	A1	UNIT 07	Third	3BHK	991.04	1,394.36	21.07
25	A1	UNIT 08	Third	2BHK	684.05	1,068.64	16.15
26	A1	UNIT 09	Third	2BHK	703.21	1,086.30	16.42
27	A1	UNIT 01	Forth	2BHK	712.15	1,095.66	16.56
28	A1	UNIT 02	Forth	2BHK	692.77	1,078.22	16.30
29	A1	UNIT 03	Forth	2BHK	712.15	1,095.66	16.56
30	A1	UNIT 04	Forth	3BHK	910.85	1,310.29	19.80
31	A1	UNIT 05	Forth	3BHK	946.16	1,346.78	20.35
32	A1	UNIT 06	Forth	3BHK	991.04	1,392.96	21.05
33	A1	UNIT 07	Forth	3BHK	991.04	1,394.36	21.07
34	A1	UNIT 08	Forth	2BHK	684.05	1,068.64	16.15
35	A1	UNIT 09	Forth	2BHK	703.21	1,086.30	16.42

For, M/s. Pacifica Builders Private Limited,



 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,



 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

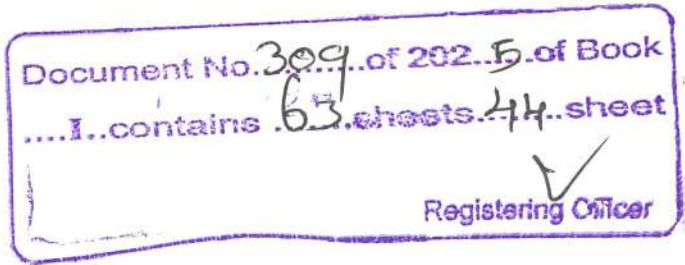
Document No. 309 of 202.5 of Book

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Page 41 of 49 of Mortgage Deed

Registering Officer

36	A1	UNIT 01	Fifth	2BHK	712.15	1,095.66	16.56
37	A1	UNIT 02	Fifth	2BHK	692.77	1,078.22	16.30
38	A1	UNIT 03	Fifth	2BHK	712.15	1,095.66	16.56
39	A1	UNIT 04	Fifth	3BHK	910.85	1,310.29	19.80



For, M/s. Pacifica Builders Private Limited,

[Signature]

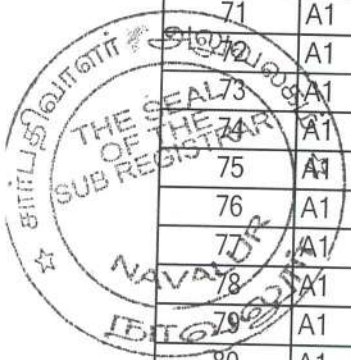
Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

[Signature]

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

40	A1	UNIT 05	Fifth	3BHK	946.16	1,346.78	20.35
41	A1	UNIT 06	Fifth	3BHK	991.04	1,392.96	21.05
42	A1	UNIT 07	Fifth	3BHK	991.04	1,394.36	21.07
43	A1	UNIT 08	Fifth	2BHK	684.05	1,068.64	16.15
44	A1	UNIT 09	Fifth	2BHK	703.21	1,086.30	16.42
45	A1	UNIT 01	Sixth	2BHK	712.15	1,095.66	16.56
46	A1	UNIT 02	Sixth	2BHK	692.77	1,078.22	16.30
47	A1	UNIT 03	Sixth	2BHK	712.15	1,095.66	16.56
48	A1	UNIT 04	Sixth	3BHK	910.85	1,310.29	19.80
49	A1	UNIT 05	Sixth	3BHK	946.16	1,346.78	20.35
50	A1	UNIT 06	Sixth	3BHK	991.04	1,392.96	21.05
51	A1	UNIT 07	Sixth	3BHK	991.04	1,394.36	21.07
52	A1	UNIT 08	Sixth	2BHK	684.05	1,068.64	16.15
53	A1	UNIT 09	Sixth	2BHK	703.21	1,086.30	16.42
54	A1	UNIT 01	Seventh	2BHK	712.15	1,095.66	16.56
55	A1	UNIT 02	Seventh	2BHK	692.77	1,078.22	16.30
56	A1	UNIT 03	Seventh	2BHK	712.15	1,095.66	16.56
57	A1	UNIT 04	Seventh	3BHK	910.85	1,310.29	19.80
58	A1	UNIT 05	Seventh	3BHK	946.16	1,346.78	20.35
59	A1	UNIT 06	Seventh	3BHK	991.04	1,392.96	21.05
60	A1	UNIT 07	Seventh	3BHK	991.04	1,394.36	21.07
61	A1	UNIT 08	Seventh	2BHK	684.05	1,068.64	16.15
62	A1	UNIT 09	Seventh	2BHK	703.21	1,086.30	16.42
63	A1	UNIT 01	Eighth	2BHK	712.15	1,095.66	16.56
64	A1	UNIT 02	Eighth	2BHK	692.77	1,078.22	16.30
65	A1	UNIT 03	Eighth	2BHK	712.15	1,095.66	16.56
66	A1	UNIT 04	Eighth	3BHK	910.85	1,310.29	19.80
67	A1	UNIT 05	Eighth	3BHK	946.16	1,346.78	20.35
68	A1	UNIT 06	Eighth	3BHK	991.04	1,392.96	21.05
69	A1	UNIT 07	Eighth	3BHK	991.04	1,394.36	21.07
70	A1	UNIT 08	Eighth	2BHK	684.05	1,068.64	16.15
71	A1	UNIT 09	Eighth	2BHK	703.21	1,086.30	16.42
72	A1	UNIT 01	Ninth	2BHK	712.15	1,095.66	16.56
73	A1	UNIT 02	Ninth	2BHK	692.77	1,078.22	16.30
74	A1	UNIT 03	Ninth	2BHK	712.15	1,095.66	16.56
75	A1	UNIT 04	Ninth	3BHK	910.85	1,310.29	19.80
76	A1	UNIT 05	Ninth	3BHK	946.16	1,346.78	20.35
77	A1	UNIT 06	Ninth	3BHK	991.04	1,392.96	21.05
78	A1	UNIT 07	Ninth	3BHK	991.04	1,394.36	21.07
79	A1	UNIT 08	Ninth	2BHK	684.05	1,068.64	16.15
80	A1	UNIT 09	Ninth	2BHK	703.21	1,086.30	16.42



Document No. 309 of 202... of Book
I... contains 63 sheets. 125 sheet
Registering Officer

For, M/s. Pacifica Builders Private Limited,

Sri Jayak

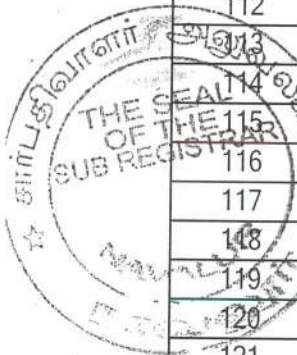
Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Jayak

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

81	A1	UNIT 01	Tenth	2BHK	712.15	1,095.66	16.56
82	A1	UNIT 02	Tenth	2BHK	692.77	1,078.22	16.30
83	A1	UNIT 03	Tenth	2BHK	712.15	1,095.66	16.56
84	A1	UNIT 04	Tenth	3BHK	910.85	1,310.29	19.80
85	A1	UNIT 05	Tenth	3BHK	946.16	1,346.78	20.35
86	A1	UNIT 06	Tenth	3BHK	991.04	1,392.96	21.05
87	A1	UNIT 07	Tenth	3BHK	991.04	1,394.36	21.07
88	A1	UNIT 08	Tenth	2BHK	684.05	1,068.64	16.15
89	A1	UNIT 09	Tenth	2BHK	703.21	1,086.30	16.42
90	A1	UNIT 01	Eleventh	2BHK	712.15	1,095.66	16.56
91	A1	UNIT 02	Eleventh	2BHK	692.77	1,078.22	16.30
92	A1	UNIT 03	Eleventh	2BHK	712.15	1,095.66	16.56
93	A1	UNIT 04	Eleventh	3BHK	910.85	1,310.29	19.80
94	A1	UNIT 05	Eleventh	3BHK	946.16	1,346.78	20.35
95	A1	UNIT 06	Eleventh	3BHK	991.04	1,392.96	21.05
96	A1	UNIT 07	Eleventh	3BHK	991.04	1,394.36	21.07
97	A1	UNIT 08	Eleventh	2BHK	684.05	1,068.64	16.15
98	A1	UNIT 09	Eleventh	2BHK	703.21	1,086.30	16.42
99	A1	UNIT 01	Twelfth	2BHK	712.15	1,095.66	16.56
100	A1	UNIT 02	Twelfth	2BHK	692.77	1,078.22	16.30
101	A1	UNIT 03	Twelfth	2BHK	712.15	1,095.66	16.56
102	A1	UNIT 04	Twelfth	3BHK	910.85	1,310.29	19.80
103	A1	UNIT 05	Twelfth	3BHK	946.16	1,346.78	20.35
104	A1	UNIT 06	Twelfth	3BHK	991.04	1,392.96	21.05
105	A1	UNIT 07	Twelfth	3BHK	991.04	1,394.36	21.07
106	A1	UNIT 08	Twelfth	2BHK	684.05	1,068.64	16.15
107	A1	UNIT 09	Twelfth	2BHK	703.21	1,086.30	16.42
108	A1	UNIT 01	Thirteenth	2BHK	712.15	1,095.66	16.56
109	A1	UNIT 02	Thirteenth	2BHK	692.77	1,078.22	16.30
110	A1	UNIT 03	Thirteenth	2BHK	712.15	1,095.66	16.56
111	A1	UNIT 04	Thirteenth	3BHK	910.85	1,310.29	19.80
112	A1	UNIT 05	Thirteenth	3BHK	946.16	1,346.78	20.35
113	A1	UNIT 06	Thirteenth	3BHK	991.04	1,392.96	21.05
114	A1	UNIT 07	Thirteenth	3BHK	991.04	1,394.36	21.07
115	A1	UNIT 08	Thirteenth	2BHK	684.05	1,068.64	16.15
116	A1	UNIT 09	Thirteenth	2BHK	703.21	1,086.30	16.42
117	A1	UNIT 01	Fourteenth	2BHK	712.15	1,095.66	16.56
118	A1	UNIT 02	Fourteenth	2BHK	692.77	1,078.22	16.30
119	A1	UNIT 03	Fourteenth	2BHK	712.15	1,095.66	16.56
120	A1	UNIT 04	Fourteenth	3BHK	910.85	1,310.29	19.80
121	A1	UNIT 05	Fourteenth	3BHK	946.16	1,346.78	20.35
122	A1	UNIT 06	Fourteenth	3BHK	991.04	1,392.96	21.05



Document No. 1,078.22 of 2020. 5. of Book
 ...I. contains 6 sheets 4.6 sheet
 Registering Officer

For, M/s. Pacifica Builders Private Limited,

Sri Jayale

Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri Jayale

Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

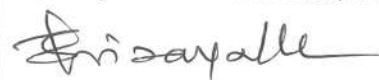
123	A1	UNIT 07	Fourteenth	3BHK	991.04	1,394.36	21.07
124	A1	UNIT 08	Fourteenth	2BHK	684.05	1,068.64	16.15
125	A1	UNIT 09	Fourteenth	2BHK	703.21	1,086.30	16.42
126	A1	UNIT 01	Fifteenth	2BHK	712.15	1,095.66	16.56
127	A1	UNIT 02	Fifteenth	2BHK	692.77	1,078.22	16.30
128	A1	UNIT 03	Fifteenth	2BHK	712.15	1,095.66	16.56
129	A1	UNIT 04	Fifteenth	3BHK	910.85	1,310.29	19.80
130	A1	UNIT 05	Fifteenth	3BHK	946.16	1,346.78	20.35
131	A1	UNIT 06	Fifteenth	3BHK	991.04	1,392.96	21.05
132	A1	UNIT 07	Fifteenth	3BHK	991.04	1,394.36	21.07
133	A1	UNIT 08	Fifteenth	2BHK	684.05	1,068.64	16.15
134	A1	UNIT 09	Fifteenth	2BHK	703.21	1,086.30	16.42
135	A1	UNIT 01	Sixteenth	2BHK	712.15	1,095.66	16.56
136	A1	UNIT 02	Sixteenth	2BHK	692.77	1,078.22	16.30
137	A1	UNIT 03	Sixteenth	2BHK	712.15	1,095.66	16.56
138	A1	UNIT 04	Sixteenth	3BHK	910.85	1,310.29	19.80
139	A1	UNIT 05	Sixteenth	3BHK	946.16	1,346.78	20.35
140	A1	UNIT 06	Sixteenth	3BHK	991.04	1,392.96	21.05
141	A1	UNIT 07	Sixteenth	3BHK	991.04	1,394.36	21.07
142	A1	UNIT 08	Sixteenth	2BHK	684.05	1,068.64	16.15
143	A1	UNIT 09	Sixteenth	2BHK	703.21	1,086.30	16.42
144	A1	UNIT 01	Seventeenth	2BHK	712.15	1,095.66	16.56
145	A1	UNIT 02	Seventeenth	2BHK	692.77	1,078.22	16.30
146	A1	UNIT 03	Seventeenth	2BHK	712.15	1,095.66	16.56
147	A1	UNIT 04	Seventeenth	3BHK	910.85	1,310.29	19.80
148	A1	UNIT 05	Seventeenth	3BHK	946.16	1,346.78	20.35
149	A1	UNIT 06	Seventeenth	3BHK	991.04	1,392.96	21.05
150	A1	UNIT 07	Seventeenth	3BHK	991.04	1,394.36	21.07
151	A1	UNIT 08	Seventeenth	2BHK	684.05	1,068.64	16.15
152	A1	UNIT 09	Seventeenth	2BHK	703.21	1,086.30	16.42
153	A1	UNIT 01	Eighteenth	2BHK	712.15	1,095.66	16.56
154	A1	UNIT 02	Eighteenth	2BHK	692.77	1,078.22	16.30
155	A1	UNIT 03	Eighteenth	2BHK	712.15	1,095.66	16.56
156	A1	UNIT 04	Eighteenth	3BHK	910.85	1,310.29	19.80
157	A1	UNIT 05	Eighteenth	3BHK	946.16	1,346.78	20.35
158	A1	UNIT 06	Eighteenth	3BHK	991.04	1,392.96	21.05
159	A1	UNIT 07	Eighteenth	3BHK	991.04	1,394.36	21.07
160	A1	UNIT 08	Eighteenth	2BHK	684.05	1,068.64	16.15
161	A1	UNIT 09	Eighteenth	2BHK	703.21	1,086.30	16.42
162	A1	UNIT 01	Nineteenth	2BHK	712.15	1,095.66	16.56
163	A1	UNIT 02	Nineteenth	2BHK	692.77	1,078.22	16.30
164	A1	UNIT 03	Nineteenth	2BHK	712.15	1,095.66	16.56

For, M/s. Pacifica Builders Private Limited,



 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,



 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

165	A1	UNIT 04	Nineteenth	3BHK	910.85	1,310.29	19.80
166	A1	UNIT 05	Nineteenth	3BHK	946.16	1,346.78	20.35
167	A1	UNIT 06	Nineteenth	3BHK	991.04	1,392.96	21.05
168	A1	UNIT 07	Nineteenth	3BHK	991.04	1,394.36	21.07
169	A1	UNIT 08	Nineteenth	2BHK	684.05	1,068.64	16.15
170	A1	UNIT 09	Nineteenth	2BHK	703.21	1,086.30	16.42
171	A2	UNIT 01	First	2BHK	712.15	1,153.43	17.43
172	A2	UNIT 02	First	2BHK	692.88	1,135.77	17.17
173	A2	UNIT 03	First	2BHK	712.25	1,152.99	17.43
174	A2	UNIT 04	First	3BHK	943.79	1,403.37	21.21
175	A2	UNIT 06	First	2BHK	683.94	1,126.41	17.02
176	A2	UNIT 07	First	2BHK	703.32	1,144.28	17.29
177	A2	UNIT 01	Second	2BHK	712.15	1,153.43	17.43
178	A2	UNIT 02	Second	2BHK	692.88	1,135.77	17.17
179	A2	UNIT 03	Second	2BHK	712.25	1,152.99	17.43
180	A2	UNIT 04	Second	3BHK	943.79	1,403.37	21.21
181	A2	UNIT 05	Second	3BHK	956.06	1,450.51	21.92
182	A2	UNIT 06	Second	2BHK	683.94	1,126.41	17.02
183	A2	UNIT 07	Second	2BHK	703.32	1,144.28	17.29
184	A2	UNIT 01	Third	2BHK	712.15	1,153.43	17.43
185	A2	UNIT 02	Third	2BHK	692.88	1,135.77	17.17
186	A2	UNIT 03	Third	2BHK	712.25	1,152.99	17.43
187	A2	UNIT 04	Third	3BHK	943.79	1,403.37	21.21
188	A2	UNIT 05	Third	3BHK	956.06	1,450.51	21.92
189	A2	UNIT 06	Third	2BHK	683.94	1,126.41	17.02
190	A2	UNIT 07	Third	2BHK	703.32	1,144.28	17.29
191	A2	UNIT 01	Forth	2BHK	712.15	1,153.43	17.43
192	A2	UNIT 02	Forth	2BHK	692.88	1,135.77	17.17
193	A2	UNIT 03	Forth	2BHK	712.25	1,152.99	17.43
194	A2	UNIT 04	Forth	3BHK	943.79	1,403.37	21.21
195	A2	UNIT 05	Forth	3BHK	956.06	1,450.51	21.92
196	A2	UNIT 06	Forth	2BHK	683.94	1,126.41	17.02
197	A2	UNIT 07	Forth	2BHK	703.32	1,144.28	17.29
198	A2	UNIT 01	Fifth	2BHK	712.15	1,153.43	17.43
199	A2	UNIT 02	Fifth	2BHK	692.88	1,135.77	17.17
200	A2	UNIT 03	Fifth	2BHK	712.25	1,152.99	17.43
201	A2	UNIT 04	Fifth	3BHK	943.79	1,403.37	21.21
202	A2	UNIT 05	Fifth	3BHK	956.06	1,450.51	21.92
203	A2	UNIT 06	Fifth	2BHK	683.94	1,126.41	17.02
204	A2	UNIT 07	Fifth	2BHK	703.32	1,144.28	17.29
205	A2	UNIT 01	Sixth	2BHK	712.15	1,153.43	17.43
206	A2	UNIT 02	Sixth	2BHK	692.88	1,135.77	17.17

For, M/s. Pacifica Builders Private Limited,



 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,



 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

207	A2	UNIT 03	Sixth	2BHK	712.25	1,152.99	17.43
208	A2	UNIT 04	Sixth	3BHK	943.79	1,403.37	21.21
209	A2	UNIT 05	Sixth	3BHK	956.06	1,450.51	21.92
210	A2	UNIT 06	Sixth	2BHK	683.94	1,126.41	17.02
211	A2	UNIT 07	Sixth	2BHK	703.32	1,144.28	17.29
212	A2	UNIT 01	Seventh	2BHK	712.15	1,153.43	17.43
213	A2	UNIT 02	Seventh	2BHK	692.88	1,135.77	17.17
214	A2	UNIT 03	Seventh	2BHK	712.25	1,152.99	17.43
215	A2	UNIT 04	Seventh	3BHK	943.79	1,403.37	21.21
216	A2	UNIT 05	Seventh	3BHK	956.06	1,450.51	21.92
217	A2	UNIT 06	Seventh	2BHK	683.94	1,126.41	17.02
218	A2	UNIT 07	Seventh	2BHK	703.32	1,144.28	17.29
219	A2	UNIT 01	Eighth	2BHK	712.15	1,153.43	17.43
220	A2	UNIT 02	Eighth	2BHK	692.88	1,135.77	17.17
221	A2	UNIT 03	Eighth	2BHK	712.25	1,152.99	17.43
222	A2	UNIT 04	Eighth	3BHK	943.79	1,403.37	21.21
223	A2	UNIT 05	Eighth	3BHK	956.06	1,450.51	21.92
224	A2	UNIT 06	Eighth	2BHK	683.94	1,126.41	17.02
225	A2	UNIT 07	Eighth	2BHK	703.32	1,144.28	17.29
226	A2	UNIT 01	Ninth	2BHK	712.15	1,153.43	17.43
227	A2	UNIT 02	Ninth	2BHK	692.88	1,135.77	17.17
228	A2	UNIT 03	Ninth	2BHK	712.25	1,152.99	17.43
229	A2	UNIT 04	Ninth	3BHK	943.79	1,403.37	21.21
230	A2	UNIT 05	Ninth	3BHK	956.06	1,450.51	21.92
231	A2	UNIT 06	Ninth	2BHK	683.94	1,126.41	17.02
232	A2	UNIT 07	Ninth	2BHK	703.32	1,144.28	17.29
233	A2	UNIT 01	Tenth	2BHK	712.15	1,153.43	17.43
234	A2	UNIT 02	Tenth	2BHK	692.88	1,135.77	17.17
235	A2	UNIT 03	Tenth	2BHK	712.25	1,152.99	17.43
236	A2	UNIT 04	Tenth	3BHK	943.79	1,403.37	21.21
237	A2	UNIT 05	Tenth	3BHK	956.06	1,450.51	21.92
238	A2	UNIT 06	Tenth	2BHK	683.94	1,126.41	17.02
239	A2	UNIT 07	Tenth	2BHK	703.32	1,144.28	17.29
240	A2	UNIT 01	Eleventh	2BHK	712.15	1,153.43	17.43
241	A2	UNIT 02	Eleventh	2BHK	692.88	1,135.77	17.17
242	A2	UNIT 03	Eleventh	2BHK	712.25	1,152.99	17.43
243	A2	UNIT 04	Eleventh	3BHK	943.79	1,403.37	21.21
244	A2	UNIT 05	Eleventh	3BHK	956.06	1,450.51	21.92
245	A2	UNIT 06	Eleventh	2BHK	683.94	1,126.41	17.02
246	A2	UNIT 07	Eleventh	2BHK	703.32	1,144.28	17.29
247	A2	UNIT 01	Twelfth	2BHK	712.15	1,153.43	17.43
248	A2	UNIT 02	Twelfth	2BHK	692.88	1,135.77	17.17



Document No. 202 of 202... of Book 202
 ... contains ... sheets
 Registering Officer

For, M/s. Pacifica Builders Private Limited,

Mr. S Vijayaraghavan

Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Mr. S Vijayaraghavan

Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

249	A2	UNIT 03	Twelfth	2BHK	712.25	1,152.99	17.43
250	A2	UNIT 04	Twelfth	3BHK	943.79	1,403.37	21.21
251	A2	UNIT 05	Twelfth	3BHK	956.06	1,450.51	21.92
252	A2	UNIT 06	Twelfth	2BHK	683.94	1,126.41	17.02
253	A2	UNIT 07	Twelfth	2BHK	703.32	1,144.28	17.29
254	A2	UNIT 01	Thirteenth	2BHK	712.15	1,153.43	17.43
255	A2	UNIT 02	Thirteenth	2BHK	692.88	1,135.77	17.17
256	A2	UNIT 03	Thirteenth	2BHK	712.25	1,152.99	17.43
257	A2	UNIT 04	Thirteenth	3BHK	943.79	1,403.37	21.21
258	A2	UNIT 05	Thirteenth	3BHK	956.06	1,450.51	21.92
259	A2	UNIT 06	Thirteenth	2BHK	683.94	1,126.41	17.02
260	A2	UNIT 07	Thirteenth	2BHK	703.32	1,144.28	17.29
261	A2	UNIT 01	Fourteenth	2BHK	712.15	1,153.43	17.43
262	A2	UNIT 02	Fourteenth	2BHK	692.88	1,135.77	17.17
263	A2	UNIT 03	Fourteenth	2BHK	712.25	1,152.99	17.43
264	A2	UNIT 04	Fourteenth	3BHK	943.79	1,403.37	21.21
265	A2	UNIT 05	Fourteenth	3BHK	956.06	1,450.51	21.92
266	A2	UNIT 06	Fourteenth	2BHK	683.94	1,126.41	17.02
267	A2	UNIT 07	Fourteenth	2BHK	703.32	1,144.28	17.29
268	A2	UNIT 01	Fifteenth	2BHK	712.15	1,153.43	17.43
269	A2	UNIT 02	Fifteenth	2BHK	692.88	1,135.77	17.17
270	A2	UNIT 03	Fifteenth	2BHK	712.25	1,152.99	17.43
271	A2	UNIT 04	Fifteenth	3BHK	943.79	1,403.37	21.21
272	A2	UNIT 05	Fifteenth	3BHK	956.06	1,450.51	21.92
273	A2	UNIT 06	Fifteenth	2BHK	683.94	1,126.41	17.02
274	A2	UNIT 07	Fifteenth	2BHK	703.32	1,144.28	17.29
275	A2	UNIT 01	Sixteenth	2BHK	712.15	1,153.43	17.43
276	A2	UNIT 02	Sixteenth	2BHK	692.88	1,135.77	17.17
277	A2	UNIT 03	Sixteenth	2BHK	712.25	1,152.99	17.43
278	A2	UNIT 04	Sixteenth	3BHK	943.79	1,403.37	21.21
279	A2	UNIT 05	Sixteenth	3BHK	956.06	1,450.51	21.92
280	A2	UNIT 06	Sixteenth	2BHK	683.94	1,126.41	17.02
281	A2	UNIT 07	Sixteenth	2BHK	703.32	1,144.28	17.29
282	A2	UNIT 01	Seventeenth	2BHK	712.15	1,153.43	17.43
283	A2	UNIT 02	Seventeenth	2BHK	692.88	1,135.77	17.17
284	A2	UNIT 03	Seventeenth	2BHK	712.25	1,152.99	17.43
285	A2	UNIT 04	Seventeenth	3BHK	943.79	1,403.37	21.21
286	A2	UNIT 05	Seventeenth	3BHK	956.06	1,450.51	21.92
287	A2	UNIT 06	Seventeenth	2BHK	683.94	1,126.41	17.02
288	A2	UNIT 07	Seventeenth	2BHK	703.32	1,144.28	17.29
289	A2	UNIT 01	Eighteenth	2BHK	712.15	1,153.43	17.43
290	A2	UNIT 02	Eighteenth	2BHK	692.88	1,135.77	17.17



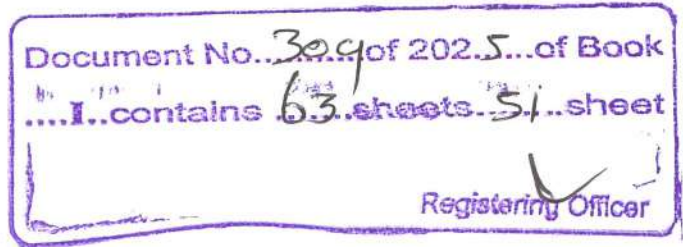
For, M/s. Pacifica Builders Private Limited,

 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

 Authorised Signatory
 (Name : Mr. S Vijayaraghavan)

291	A2	UNIT 03	Eighteenth	2BHK	712.25	1,152.99	17.43
292	A2	UNIT 04	Eighteenth	3BHK	943.79	1,403.37	21.21
293	A2	UNIT 05	Eighteenth	3BHK	956.06	1,450.51	21.92
294	A2	UNIT 06	Eighteenth	2BHK	683.94	1,126.41	17.02
295	A2	UNIT 07	Eighteenth	2BHK	703.32	1,144.28	17.29
296	A2	UNIT 01	Nineteenth	2BHK	712.15	1,153.43	17.43
297	A2	UNIT 02	Nineteenth	2BHK	692.88	1,135.77	17.17
298	A2	UNIT 03	Nineteenth	2BHK	712.25	1,152.99	17.43
299	A2	UNIT 04	Nineteenth	3BHK	943.79	1,403.37	21.21
300	A2	UNIT 05	Nineteenth	3BHK	956.06	1,450.51	21.92
301	A2	UNIT 06	Nineteenth	2BHK	683.94	1,126.41	17.02
302	A2	UNIT 07	Nineteenth	2BHK	703.32	1,144.28	17.29
TOTAL					2,40,261.20	3,66,432.23	5,537.92



For, M/s. Pacific Builders Private Limited,

Sri S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

For, M/s. Sylvanus Builders and Developers Limited,

Sri S. Vijayaraghavan

Authorised Signatory
(Name : Mr. S Vijayaraghavan)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

S VIJAYARAGHAVAN

SUNDARAVARADHACHARY

15/05/1967

Permanent Account Number
ACRPV3846N

Signature

26092007

भारत सरकार
Government of India

आधार
Aadhaar

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2193/10216/02039

भारत सरकार
Government of India

आधार
Aadhaar

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியரிமைக்கு அல்ல.
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்.

THE SEAL OF THE SUB REGISTRAR
NAVALUR

சுப்பிரதீவாளர் அலுவலகம்
Sub Registrar's Office

29/12/2013

To
எஸ் விஜயராகவன்
S Vijayaraghavan
S/O: Sundaravaradhachary
1 A VISWAS FLATS PLOT NO 2and3 PILLAIYAR KOVIL STREET
NESAMPAKKAM WEST K K NAGAR
Kalaingar Karunanidhi Nagar
Kalaingar Karunanidhi Nagar
Chennai Chennai
Tamil Nadu 600078
9884053962
MD776444706FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :
3029 5641 7043

எனது ஆதார், எனது அடையாளம்

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்

- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Document No. 309 of 202.5 of Book 63 sheets 39 sheet

முதலி:
1. எஸ். விஜயராகவன்
2. எஸ். விஜயராகவன்
3. எஸ். விஜயராகவன்
4. எஸ். விஜயராகவன்
5. எஸ். விஜயராகவன்
6. எஸ். விஜயராகவன்
7. எஸ். விஜயராகவன்
8. எஸ். விஜயராகவன்
9. எஸ். விஜயராகவன்
10. எஸ். விஜயராகவன்

Address:
S/O: Sundaravaradhachary, 1 A
VISWAS FLATS, PLOT NO 2and3
PILLAIYAR KOVIL STREET,
NESAMPAKKAM, WEST K K
NAGAR, Kalaingar Karunanidhi
Nagar, Chennai. Tamil Nadu,
600078

Registering Officer

3029 5641 7043

1947
help@uidai.gov.in
www.uidai.gov.in

For PACIFICA BUILDERS PVT. LTD.

Authorised Signatory

For SYLVANUS BUILDERS AND DEVELOPERS LTD,

Authorised Signatory



சுற்றுலா அமைச்சு
Ministry of Tourism



ரா வெங்கடேசன்
R Venkatesan
பிறந்த நாள்/DOB: 06/11/1988
ஆண்/ MALE

6466 8447 4243

எனது ஆதார். எனது அடையாளம்

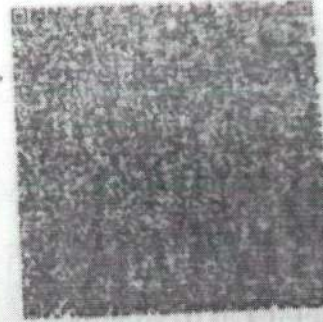


சுற்றுலா அமைச்சு
Ministry of Tourism
Unique Identification Authority of India



முகவரி
த/பெ ராஜேந்திரன், ந/ருக, மேட்டு தெரு,
கழிப்பட்டு, பட்டு, காஞ்சிபுரம்,
தமிழ்நாடு - 603103

Address:
S/O Rajendiran, 3/51, Mettu Street,
Kazhipattur, PO: Padur, DIST:
Kancheepuram,
Tamil Nadu - 603103



6466 8447 4243

VID : 9171 0404 0411 0110

For PACIFICA BUILDERS PVT. LTD.

[Signature]

Authorised Signatory

For SYLVANUS BUILDERS AND DEVELOPERS LTD,

[Signature]

Authorised Signatory

Document No...309...of 2025...of Book
....I...contains...63...sheets...53 sheet

Registering Officer



भारत सरकार
GOVERNMENT OF INDIA

சாந்தி ச
Shanthi S
பிறந்த நாள்/ DOB: 20/09/1976
பெண் / FEMALE

5158 2213 4407

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
கணவர் பெயர்: சரவணன்,
3வது திருவள்ளுவர் தெரு,
அம்பேத்கர் நகர்,
வேங்கடமங்கலம்,
காஞ்சிபுரம்,
தமிழ்நாடு - 600048

Address:
W/O: Saravanan, 3rd
THIRUVALLUVAR STREET,
AMBEDKAR NAGAR,
Vengadamangalam,
Kancheepuram,
Tamil Nadu - 600048

5158 2213 4407

For PACIFICA BUILDERS PVT. LTD.

Eni sayalle
Authorised Signatory

For SYLVANUS BUILDERS AND DEVELOPERS LTD,

Eni sayalle
Authorised Signatory

Document No. 309 of 202 S. of Book
...I...contains 63 sheets. 54 sheet
✓
Registering Officer



SYLVANUS BUILDERS AND DEVELOPERS LIMITED

CIN: U70109GJ2006PLC069526

R/o: 4-5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad, Gujarat, India,
380054

Ph No: (079) 40027783/84/85, E-mail: cs@pacificacompanies.in

Fax No: (079)-40027786, Website: www.pacificacompanies.co.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SYLVANUS BUILDERS AND DEVELOPERS LIMITED AT ITS MEETING HELD ON WEDNESDAY, 2ND APRIL, 2025 AT 11.30 A.M. AT IT'S REGISTERED OFFICE OF THE COMPANY SITUATED AT 4-5, SIGMA CORPORATE PARK, NR. MANN PARTY PLOT, BODAKDEV, AHMEDABAD, GUJARAT, INDIA, 380054

"RESOLVED THAT the Company do provide guarantee and security to **Kotak Mahindra Investments Limited (Lender)**, with respect to one or more financial facilities aggregating to the extent of **Rs. 75,00,00,000/- (Rupees Seventy five crores only) ("Facility")** raised/to be raised by **M/s Pacifica Builders Private Limited ("Borrower")** for the purpose and on the terms and conditions contained in the Sanction Letter issued by Lender bearing No. **CRE/KMIL/0522/2024-25 dated 21st March 2025** and the Facility Agreement to be executed between the Borrower and the Lender and guarantee agreement to be executed by the Company, as per the draft agreement, copy whereof is placed before this meeting and for the purpose of identification initialled by the Chairman of the meeting.

RESOLVED THAT Mr. Amit Prem Israni, Mr. Sanjil Ramesh Chandani, Mr. Jay Ramesh Chandani and/or Mr. Manoj Barai the Directors of the Company and/or Mr. S. Vijayaraghavan the authorized signatory of the Company be and are hereby severally authorized on behalf of the Company to create securities, if any demanded and agreed by the Company as per the Sanction Letter, and Agreement, as may be demanded by Lender, on the assets of the Company to secure the Facility, in such manner as may be required by Lender.

RESOLVED THAT the Company do hereby create such security at such time, in such manner on the properties acquired/to be acquired or being developed by the Company being:

DESCRIPTION OF SECURITY PROPERTIES:

- First & exclusive charge through registered mortgage on the freehold land admeasuring 8,496 Sq. mtrs having survey no. 151, 174/1 along with the structures/buildings constructed/to be constructed in the Project known as "Aurum Bliss", on the said land parcel situated at Padur, Chennai, PIN 603103 including all the existing & future FSI/TDR potential loaded/to be loaded onto the structures constructed/to be constructed thereon. Land is owned by Sylvanus Builders & Developers Limited

ALONGWITH all rights, title, interest, benefits, right of common amenities, common ways, access, liberties, privileges, easement, advantages and appurtenances, Development Rights TDR/FSI/FAR, the receivables, book debts, receipts, balance including all the income, receipts, and any benefits from and out of the above mentioned land/units and all constructions and structures existing and in future to be made thereon.

RESOLVED FURTHER THAT Mr. Amit Prem Israni, Mr. Sanjil Ramesh Chandani, Mr. Jay Ramesh Chandani and/or Mr. Manoj Barai the Directors of the Company and/or Mr. S. Vijayaraghavan the authorized signatory of the Company, be and are hereby severally authorized to finalize the terms and conditions of the guarantee and to accept terms and conditions of Sanction Letter, execute the guarantee agreement and all related documents required by Lender, application and lien form/request for Fixed Deposit of such amount as the bank may demand, execute security or any mortgage document and present the same before the registrar of assurance and Registrar of Companies for the purpose of registration of the mortgage and charge, AND THAT to open Escrow Account and execute necessary Escrow



Sylvanus Builders And Developers Ltd.

Sylvanus Builders And Developers Ltd.

Director/Authorized Signatory

Director/Authorized Signatory

Registering Officer

For **PACIFICA BUILDERS PVT. LTD.**

[Signature]

Authorised Signatory

For **SYLVANUS BUILDERS AND DEVELOPERS LTD,**

[Signature]

Authorised Signatory

SYLVANUS BUILDERS AND DEVELOPERS LIMITED

CIN: U70109GJ2006PLC069526

R/o: 4-5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad, Gujarat, India,
380054

Ph No: (079) 40027783/84/85, E-mail: cs@pacificacompanies.in

Fax No: (079)-40027786, Website: www.pacificacompanies.co.in

Agreement with such terms and conditions as may be demanded by Lender to deposit all receivables from security properties into such Escrow Account with authority to Lender to operate the same.

RESOLVED FURTHER THAT Mr. Rakesh Motilal Israni and/or Mrs. Gunjan Rakesh Israni, who are already authorized vide Board Resolution to sign any Cheque, promissory note or such other instrument upto any amount for and on behalf of the Company, be and are hereby authorized to sign any Cheque, PDC or promissory note, whether dated or undated, filled up or unfilled, only for the purpose of repayment of the amounts due from time to time with respect to the Facility in favour of Lender wherein in case any such Cheque, PDC or promissory note issued is blank, the Lender shall be entitled and authorized to fill up such blanks and present such cheques and instruments.

RESOLVED FURTHER THAT Mr. Amit Prem Israni, Mr. Sanjil Ramesh Chandani, Mr. Jay Ramesh Chandani and/or Mr. Manoj Barai the Directors of the Company and/or Mr. S. Vijayaraghavan the authorized signatory of the Company, be and are hereby severally authorized to do needful to modify, renew, reduce, enhance, alter the guarantee and security or any terms and conditions of the guarantee and security, at any time before or after release of any amount from the said sanctioned Facility and to do necessary acts to create and register the charge of Lender with the Registrar of Companies and Central Registry of Securitisation Asset Reconstruction and Security Interest of India within the required timelines and as may be required under the law.

RESOLVED FURTHER THAT Mr. Amit Prem Israni, Mr. Sanjil Ramesh Chandani, Mr. Jay Ramesh Chandani and/or Mr. Manoj Barai the Directors of the Company and/or Mr. S. Vijayaraghavan the authorized signatory of the Company, be and are hereby severally authorized to do and perform all acts, deeds, matters and things and also to approve, finalise and execute or cause to be executed on behalf of the Company all other deeds, documents, undertakings, mandates, agreements, assignments, instruments and writings in favour of Lender in connection with or anyways relating to the said Facility and guarantee, or to give effect to any modification renewal, rollover or restructuring in respect of the said Facility and guarantee if any demanded by the Lender or as may be necessary or expedient to give effect to this Resolution including submitting a true copy of this Resolution certified as such to Lender.

RESOLVED FURTHER THAT the authority be and is hereby given to Mr. Amit Prem Israni Director (DIN: 02947448) and /or Mr. Sanjil Ramesh Chandani, Director (DIN: 03042096) and/or Mr. Jay Ramesh Chandani (DIN: 06915863) and/or Mr. Manoj Barai (DIN: 10192042) and/or Mr. S. Vijayaraghavan the authorized signatory of the Company to:

- Severally to execute, sign either manually or by way of affixing the digital signature for and on behalf of the Company either physically or electronically or digitally by using Aadhar or One Time Password(OTP) or Biometric based authentication or USB token based Digital Signature Certificate (DSC) or any other electronic form and issue on behalf of the Company all such documents as may be required by the Lender from time to time, such letters, documents, writings and instruments pertaining to the availing/operations of the Facility and also authorize the Lender to act on instructions of the Company as the Lender may require from time to time.
- To accept and consent to the e-platform/digital platform of the Lender or of /through any vendor/s appointed by the Lenders for accepting terms and conditions to the Facility, executing transaction and security documents, e-stamping data storage etc.



Document No. 309 of 2025 of Book 1 contains 63 sheets. 56 sheet

Registering Officer

Sylvanus Builders And Developers

Sylvanus Builders And Developers

For PACIFICA BUILDERS PVT. LTD.

[Signature]
Authorised Signatory

For SYLVANUS BUILDERS AND DEVELOPERS LTD,

[Signature]
Authorised Signatory

SYLVANUS BUILDERS AND DEVELOPERS LIMITED

CIN: U70109GJ2006PLC069526

R/o: 4-5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad, Gujarat, India,
380054

Ph No: (079) 40027783/84/85, E-mail: cs@pacificacompanies.in

Fax No: (079)-40027786, Website: www.pacificacompanies.co.in

- To receive and/or send any communication from and to the Lender /third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal mobile numbers/email id(s) of the Authorized Signatories/Directors and/or the registered mobile numbers/email id(s) of the Company and/or on the mobile numbers/email id(s) of the authorised signatories or the Company provided as annexure to the extract of this resolution with the Lender and the same shall be treated as valid and binding upon the Company.

RESOLVED FURTHER THAT:

- Any communication/correspondence from the Authorised Signatories/Directors, shall be treated as communication/correspondence for and on behalf of and under the authority of the company and the Lender will be fully entitled to act upon the same and same shall be binding on the Company.
- Any communication received and/or sent from and to the Lender /third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal mobile numbers/email id(s) of the Authorised Signatories/Directors and/or on the registered mobile numbers/email id(s) of the Company and/or on the mobile numbers/email id(s) of the Authorised Signatories/Directors or the Company provided as annexure to the extract of this resolution, with the Lender shall be treated as valid and binding upon the Company.
- The Lender shall be at liberty to treat the personal cell number/email id, communicated by the Authorised Signatories/Directors or annexed to the extract of this resolution or last on record of the Lender as valid and permitted cell number /email id for communication.
- The documents accepted and/or executed on the e-platform/digital platform, shall be valid and binding upon the Company and can be relied upon and used by the Lender as a proper form of evidence and the undertakes not to raise any dispute or question as regards the terms and conditions accepted thereon and as regards the documents executed on the electronic platform/digital platform.
- The Lender be/is authorized, to use the Authorised Signatories/Directors/the Company's Aadhaar details and core biometric information to authenticate and verify the Authorised Signatories/ Directors/Company's identity. The Company also hereby consents to execution and stamping of documents through the e-platform/digital platform.

LASTLY RESOLVED THAT the Lender is authorized to act and rely upon these resolutions until the Lender actually receives written notice from the Company of their revocation."

Certified as true

For Sylvanus Builders & Developers Limited
Sylvanus Builders And Developers Ltd.

Amit Prem Israni
Director
DIN: 02947448

Sylvanus Builders And Developers Ltd.

Document No. 309 of 202.5 of Book
Sanjay Ramesh Chandani
Director
DIN: 03042096

Registering Officer



For PACIFICA BUILDERS PVT. LTD.

Authorised Signatory

For SYLVANUS BUILDERS AND DEVELOPERS LTD,

Authorised Signatory

SYLVANUS BUILDERS AND DEVELOPERS LIMITED

CIN: U70109GJ2006PLC069526

R/o: 4-5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad, Gujarat, India,
380054

Ph No: (079) 40027783/84/85, E-mail: cs@pacificacompanies.in

Fax No: (079)-40027786, Website: www.pacificacompanies.co.in

Annexure

Details of the Authorised Signatories:

Details	Company	Authorised Signatory	Authorised Signatory	Authorised Signatory	Authorised Signatory	Authorised Signatory
Name	M/s Sylvanus Builders & Developers Limited	Amit Prem Israni	Sanjil Ramesh Chandani	Jay Ramesh Chandani	Manoj Barai	S. Vijayaraghavan
Designation	NA	Director	Director	Director	Director	Authorised Signatory
DIN/CIN	U70109GJ2006PLC069526	02947448	03042096	06915863	10192042	NA
Phone Number						
Email ID	cs@pacificacompanies.in	amit.israni@pacificacompanies.in	schandani@pacificacompanies.in	jchandani@pacificacompanies.in	mbarai@pacificacompanies.in	vraghavan@pacificacompanies.in
Year of Birth	23/06/2006	17/02/1975	28/02/1979	27/10/1984	08/07/1970	
Last 4 Digits of AADHAR	NA	0818	8160	2261	6085	

Sylvanus Builders And Developers Ltd.

[Signature]
Director/Authorized Signatory

Sylvanus Builders And Developers Ltd.

[Signature]
Director/Authorized Signatory



For PACIFICA BUILDERS PVT. LTD.

[Signature]

Authorised Signatory

For SYLVANUS BUILDERS AND DEVELOPERS LTD,

[Signature]

Authorised Signatory

Document No. 309 of 202-5 of Book
....I...contains 63 sheets 58 sheet

Registering Officer

PACIFICA BUILDERS PRIVATE LIMITED

CIN: U45200GJ2005PTC046579

Regd. Office: 4- 5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad 380054

Ph. No. (079) 40027783, E Mail ID: cs@pacificacompanies.in

Fax No: (079)-40027786, Website: www.pacificacompanies.co.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PACIFICA BUILDERS PRIVATE LIMITED AT ITS MEETING HELD ON WEDNESDAY 2ND APRIL, 2025 AT 12.30 P.M. AT REGISTERED OFFICE OF THE COMPANY SITUATED AT 4- 5, SIGMA CORPORATE PARK, NR. MANN PARTY PLOT, BODAKDEV, AHMEDABAD 380054.

"RESOLVED THAT the Company do borrow from Kotak Mahindra Investments Limited (Lender), one or more financial facilities aggregating to the extent of Rs. 75,00,00,000/- (Rupees Seventy-five crores only) ("Facility") for the purpose and on the terms and conditions contained in the Sanction Letter issued by Lender bearing No. CRE/KMIL/0522/2024-25 dated 21st March 2025 and the Facility Agreement to be executed between the Company and the Lender, as per the draft agreement, copy whereof is placed before this meeting and for the purpose of identification initialled by the Chairman of the meeting"

RESOLVED FURTHER THAT Mr. Rakesh Motilal Israni and/or Mrs. Gunjan Rakesh Israni the Directors of the Company, and/or Mr. Amit Prem Israni and/or Mr. S. Vijayaraghavan the authorized signatories of the Company be and are hereby severally authorized on behalf of the Company to create securities, if any demanded and agreed by the Company as per the Sanction Letter, and Agreement, as may be demanded by Lender, on the assets of the company to secure the Facility, in such manner as may be required by Lender.

RESOLVED FURTHER THAT the Company do hereby create such security at such time, in such manner on the properties acquired/to be acquired or being developed by the company being:

DESCRIPTION OF SECURITY PROPERTIES:

- First & exclusive charge through registered mortgage on the freehold land admeasuring 29,330 Sq. mtrs having survey no. 153/1B2, 153/2, 173/2B, 173/2A, 174/2, 174/3, 176, 182/1, 175, 152/1, 152/2, 148/1, 177/1, 199 (A1,B1 and C1), 200 and 187 along with the structures/buildings constructed/to be constructed in the Project known as "Aurum Bliss), on the said land parcel situated at Padur, Chennai, PIN 603103 including all the existing & future FSI/TDR potential loaded/to be loaded onto the structures constructed/to be constructed thereon. Land is owned by Pacifica Builders Private Limited.
- First & exclusive charge through registered mortgage on the freehold land admeasuring 8,496 Sq. mtrs having survey no. 151, 174/1 along with the structures/buildings constructed/to be constructed in the Project known as "Aurum Bliss), on the said land parcel situated at Padur, Chennai, PIN 603103 including all the existing & future FSI/TDR potential loaded/to be loaded onto the structures constructed/to be constructed thereon. Land is owned by Sylvanus Builders & Developers Limited.

ALONGWITH all rights, title, interest, benefits, right of common amenities, common ways, access, liberties, privileges, easement, advantages and appurtenances, Development Rights, the receivables, book debts, receipts, balance including all the income, receipts, and any benefits from and out of the above mentioned land/units and all constructions and structures existing and in future to be made thereon.

[2] Description of any other securities (movable or immovable)

- First & exclusive charge by way of hypothecation & escrow of eligible receivables (excluding share of JDA partners Premier i.e. 17.54% from revenue) from sale/lease/transfer of land/structure/building/units of Project to the share of Pacifica Builders Private Limited.

Pacifica Builders Private Limited

Rm 24

Director/Authorized Signatory

For **PACIFICA BUILDERS PVT. LTD.**

Prisayalle

Authorised Signatory

Document No. 309 of 2025 of Book

1 contains 63 sheets. 59 sheet

Pacifica Builders Private Limited

Prisayalle

Director/Authorized Signatory

For **SYLVANUS BUILDERS AND DEVELOPERS LTD.**

Prisayalle

Authorised Signatory



PACIFICA BUILDERS PRIVATE LIMITED

CIN: U45200GJ2005PTC046579

Regd. Office: 4- 5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad 380054

Ph. No. (079) 40027783, E Mail ID: cs@pacificacompanies.in

Fax No: (079)-40027786, Website: www.pacificacompanies.co.in

[3] Lien marking / charge over ISRA (as applicable) in favour of the Lender as required under the Sanction Letter

RESOLVED FURTHER THAT Mr. Rakesh Motilal Israni and/or Mrs. Gunjan Rakesh Israni the Directors of the Company, and/or Mr. Amit Prem Israni and/or Mr. S. Vijayaraghavan the authorized signatories of the Company, be and are hereby severally authorized to finalize rate of interest, commitment charges, fees, repayment and security for the Facility and other the terms and conditions of the said Facility and to accept terms and conditions of Sanction Letter, execute the Promissory Note, Facility Agreement and all related documents required by Lender, application and lien form/request for Fixed Deposit of such amount as the bank may demand, execute security or any mortgage document and present the same before the registrar of assurance and Registrar of Companies for the purpose of registration of the mortgage and charge, AND THAT to open, operate, modify & close Escrow Account and execute necessary Escrow Agreement with such terms and conditions as may be demanded by Lender to deposit all receivables from security properties into such Escrow Account with authority to Lender to operate the same.

RESOLVED FURTHER THAT the Company do agree to provide to Lender, such security (including by way of personal or corporate guarantee of director (s))/promoters/persons as Lender may require in connection with the Facility and Mr. Rakesh Motilal Israni and/or Mrs. Gunjan Rakesh Israni be and are hereby severally authorized to finalize the terms and conditions of necessary security documents and to execute all such security documents required by Lender to be executed on behalf of the Company.

RESOLVED FURTHER THAT Mr. Rakesh Motilal Israni and/or Mrs. Gunjan Rakesh Israni, who are already authorized vide applicable Board Resolution to sign any Cheque, promissory note or such other instrument upto any amount for and on behalf of the Company, be and are hereby authorized to sign any Cheque, PDC, whether dated or undated, filled up or unfilled, only for the purpose of repayment of the amounts due from time to time with respect to the Facility in favour of Lender wherein in case any such Cheque, PDC issued is blank, the Lender shall be entitled and authorized to fill up such blanks and present such cheques and instruments.

RESOLVED FURTHER THAT Mr. Rakesh Motilal Israni and/or Mrs. Gunjan Rakesh Israni, be and are hereby severally authorized do needful to modify, renew, reduce, enhance, alter the borrowing amount, the security and any terms and condition of the said Facility at any time before or after release of any amount from the said sanctioned Facility and to make all relevant filings in relation to all Facility documents with any relevant governmental agency and/ or carry out the registration of documents with any governmental agency including the relevant Sub-Registrar of Assurances, if required, and the filing of the electronic forms with the Registrar of Companies and with Central Registry of Securitization Asset Reconstruction and Security Interest of India within the required timelines and as may be required under the law.

RESOLVED FURTHER THAT Mr. Rakesh Motilal Israni and/or Mrs. Gunjan Rakesh Israni the Directors of the Company, and/or Mr. Amit Prem Israni and/or Mr. S. Vijayaraghavan the authorized signatories of the Company, be and are hereby severally authorized to do and perform all acts, deeds, matters and things and also to approve, finalise and execute or cause to be executed on behalf of the Company all other deeds, documents, undertakings, mandates, agreements, assignments, instruments and writings in favour of Lender in connection with or anyways relating to the said Facility, or to give effect to any modification renewal, rollover or



Document No. 309 of 202.5 of Book 63, sheets 60 sheet

Registering Officer

Pacifica Builders Private Limited

Director/Authorized Signatory

Pacifica Builders Private Limited

Director/Authorized Signatory

For PACIFICA BUILDERS PVT. LTD.

Authorised Signatory

For SYLVANUS BUILDERS AND DEVELOPERS LTD,

Authorised Signatory

PACIFICA BUILDERS PRIVATE LIMITED

CIN: U45200GJ2005PTC046579

Regd. Office: 4- 5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad 380054

Ph. No. (079) 40027783, E Mail ID: cs@pacificacompanies.in

Fax No: (079)-40027786, Website: www.pacificacompanies.co.in

restructuring in respect of the said Facility or as may be necessary or expedient to give effect to this Resolution including submitting a true copy of this Resolution certified as such to Lender.

"FURTHER RESOLVED THAT the authority be and is hereby given to Mr. Rakesh Motilal Israni (DIN: 00012485) and/or Mrs. Gunjan Rakesh Israni (DIN: 00012493) the Directors of the Company, and/or Mr. Amit Prem Israni and/or Mr. S. Vijayaraghavan the authorized signatories of the Company to:

- Severally to execute, sign either manually or by way of affixing the digital signature for and on behalf of the Company either physically or electronically or digitally by using Aadhar or One Time Password(OTP) or Biometric based authentication or USB token based Digital Signature Certificate (DSC) or any other electronic form and issue on behalf of the Company all such documents as may be required by the Lender from time to time, such letters, documents, writings and instruments pertaining to the availing/ operations of the Facility and also authorize the Lender to act on instructions of the Company as the Lender may require from time to time.
- To accept and consent to the e-platform/digital platform of the Lender or of /through any vendor/s appointed by the Lenders, for accepting terms and conditions relating to the Facility, executing Transaction and Security Documents, e-stamping data storage etc.
- To receive and/or send any communication from and to the Lender /third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal mobile numbers/email id(s) of the Authorised Signatories/Directors and/or the registered mobile numbers/email id(s) of the Company and/or on the mobile numbers/email id(s) of the authorised signatories or the Company provided as annexure to the extract of this resolution with the Lender and the same shall be treated as valid and binding upon the Company."

RESOLVED FURTHER THAT:

- Any communication/correspondence from the Authorised Signatories/Directors, shall be treated as communication/correspondence for and on behalf of and under the authority of the company and the Lender will be fully entitled to act upon the same and same shall be binding on the Company.
- Any communication received and/or sent from and to the Lender /third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal mobile numbers/email id(s) of the Authorised Signatories/Directors and/or on the registered mobile numbers/email id(s) of the Company and/or on the mobile numbers/email id(s) of the Authorised Signatories/Directors or the Company provided as annexure to the extract of this resolution, with the Lender shall be treated as valid and binding upon the Company.
- The Lender shall be at liberty to treat the personal cell number/email id, communicated by the Authorised Signatories/Directors or annexed to the extract of this resolution or last on record of the Lender as valid and permitted cell number /email id for communication.
- The documents accepted and/or executed on the e-platform/digital platform, shall be valid and binding upon the Company and can be relied upon and used by the Lender as a proper form of evidence and the undertakes not to raise any dispute or question as regards the terms and conditions accepted thereon and as regards the documents executed on the electronic platform/digital platform.
- The Lender be/is authorized, to use the Authorised Signatories/Directors/the Company's Aadhaar details and core biometric information to authenticate and verify the Authorised Signatories/ Directors/Company's identity. The Company also hereby consents to execution and stamping of documents through the e-platform/digital platform."



Pacifica Builders Private Limited

[Signature]

Director/Authorized Signatory

Pacifica Builders Private Limited

[Signature]

Director/Authorized Signatory

For PACIFICA BUILDERS PVT. LTD.

For SYLVANUS BUILDERS AND DEVELOPERS LTD,

[Signature]

Document No. 309 of 202. 5 of Book

Authorised Signatory

1. contains 63 sheets 61 sheet

Registering Officer

[Signature]

Authorised Signatory

PACIFICA BUILDERS PRIVATE LIMITED

CIN: U45200GJ2005PTC046579

Regd. Office: 4- 5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad 380054

Ph. No. (079) 40027783, E Mail ID: cs@pacificacompanies.in

Fax No: (079)-40027786, Website: www.pacificacompanies.co.in

LASTLY RESOLVED THAT the Lender is authorised to act and rely upon these resolutions until the Lender actually receives written notice from the Company of their revocation."

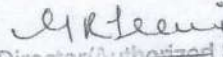
Certified as true

For, Pacifica Builders Private Limited

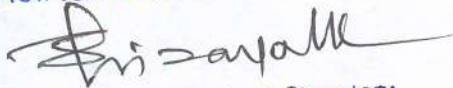
Pacifica Builders Private Limited


Rakesh Motilal Israni
Director
DIN: 00012485

Pacifica Builders Private Limited


Director/Authorized Signatory
Gunjan Rakesh Israni
Director
DIN: 00012493

For PACIFICA BUILDERS PVT. LTD.


Authorised Signatory

For SYLVANUS BUILDERS AND DEVELOPERS LTD,


Authorised Signatory



Document No...309...of 202.5...of Book
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✓
Registering Officer

PACIFICA BUILDERS PRIVATE LIMITED

CIN: U45200GJ2005PTC046579

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Ph. No. (079) 40027783, E Mail ID: cs@pacificacompanies.in

Fax No: (079)-40027786, Website: www.pacificacompanies.co.in

Annexure

Details of the Authorised Signatories:

Details	Company	Authorised Signatory	Authorised Signatory	Authorised Signatory	Authorised Signatory
Name	M/s Pacifica Builders Private Limited	Rakesh Motilal Israni	Gunjan Rakesh Israni	Amit Prem Israni	S. Vijayaraghavan
Designation	NA	Director	Director	Authorised Signatory	Authorised Signatory
DIN/CIN	U45200GJ2005PTC046579	00012485	00012493	NA	NA
Phone Number					
Email ID	cs@pacificacompanies.in	risrani@pacificacompanies.com	risrani@pacificacompanies.com	amit.israni@pacificacompanies.in	vraghavan@pacificacompanies.in
Year of Birth	09/08/2005	04/03/1972	08/06/1974	17/02/1975	
Last 4 Digits of AADHAR	NA	4349	5010	0818	

Pacifica Builders Private Limited

Director/Authorized Signatory

Pacifica Builders Private Limited

Director/Authorized Signatory

For PACIFICA BUILDERS PVT. LTD.

[Signature]

Authorised Signatory

For SYLVANUS BUILDERS AND DEVELOPERS LTD,

[Signature]

Authorised Signatory

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Registering Officer



1285T08 किम 58/08
भारतीय गैर न्यायिक



தமிழ்நாடு தமிழ்நாடு TAMILNADU

E 066532

86

comp

C.P. COFALAN
STAMP VENDOR / 10913 / B1 / B
198, V.K. HIGH ROAD
MUNGAMBAKKAM, CHENNAI-600 071
Tel : 29273919

Kenner: Infra Structure (P) Hd.

PBPL $\rightarrow$ 30, 46, 153

SALE DEED

This Sale Deed together with its Schedule (hereinafter the "Sale Deed") is made and executed on this the 21st day of February, 2008 by and between:

1. **Mr. M. KAPALI** aged 69 years, son of late Murugedsa Nattar residing at No90, Maligai Chetty Street, Peria Kanchepuram, Kancheepuram District,

Vepo
An
14/8/22

CHEMICAL PROCESSING INDUSTRIES
 COMPANY PVT. LTD.
 Authorized Signatory:

Mykalahi

K. Lakshmi



48,49,50,51

1143/08

भारतीय गैर न्यायिक

पचास
रुपये
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RUPEES
Rs.50

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

44167

18-08-07

Pacifica Chennai Infrastructure (P) Ltd.

50/-

E 066526

C.P. GOPALAN

VENDOR / 10913 / B1 / 86
198, V.K. HIGH ROAD
KUNGAMBAKKAM, CHENNAI-600 034
☎ : 28273919SALE DEED

This Sale Deed together with its Schedule (hereinafter the "Sale Deed") is made and executed on this the 20th day of February, 2008 by and between:

1. Mrs. Kannammal, aged 72 years, wife of the late Babu Naidu, residing at No.13, Govindarajulu Street, Sekkadu Avadi, Poonamalle Taluk, Tiruvallore District.

2. Mrs. B. Saraswathi, aged 50 years, wife of Mr. V. Sankaran, (daughter of the late Babu Naidu), residing at No. 27, Bharathy Street, Sridevi Nagar, Kamaraj Colony, Chennai-600 071.

LTH of Kannammal

PACIFICA (CHENNAI PROJECT) INFRASTRUCTURE
COMPANY PVT. LTD.

Authorized Signatory



S. Saraswathi

B. Narayana

R. Sankaran

B. Narayana

R. Sankaran

M. Sankaran

M. Sankaran



तमिलनाडु TAMILNADU

930
7.11.06

M/S Sylvanus Builders
and Developers
Private limited.

N. Suganthi

N. SUGANTHI
STAMP VENDOR
12144 A1/96

SALE DEED No. 11, Chengalvarayan Street
Madipakkam Chennai-600 081

161205



THIS DEED OF SALE EXECUTED AT CHENNAI, on this the 8th day of November
2006.

By

MR. N.GAJAPATHY NAICKER, S/o. Mr.Narayanasamy Naicker, aged about
70years residing at No.1/129, Old Mahabalipuram Road, Padur Village, Chengelput
Taluk, Kancheepuram District hereinafter refereed to as the VENDOR

TO AND IN FAVOUR OF

M/s. SYLVANUS BUILDERS AND DEVELOPERS PRIVATE LIMITED, a company
incorporated under the Companies Act, 1956, having its registered office at F-60,
Malhotra Building, 2nd floor Connaught place, New Delhi 110 001 represented by its
authorized signatory Ms.Bharathi Ramanathan hereinafter called the PURCHASER
(PAN - AAJCS9993G)

N. Gajapathy

For SYLVANUS BUILDERS AND
DEVELOPERS PRIVATE LIMITED



625

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तमिलनाडु TAMILNADU

4083

28.12.2006

M/s. SYLVANUS BUILDERS AND DEVELOPERS PRIVATE LIMITED
F-60, Malhotra Building, Second Floor,
Cannaught Place, New Delhi - 110 001.

A 330783

T.S. NAGARAJAN
STAMP VENDOR
L. No. 17673/57/94
High Court Campus
CHENNAI-104

SALE DEED

This Deed of Sale executed at Tiruppurur, on this the 10th day of January, 2007.

BY

Mr. P.Ramakrishnan, Son of Late Mr. Parthasarathy Naidu, aged about 50 years residing at No. 1/20, Yadhaval street, Semmancheri Village, Kancheepuram District hereinafter referred to as the "VENDOR".

TO AND IN FAVOUR OF

M/s. Sylvanus Builders and Developers Private Limited, a company incorporated under the Indian Companies Act, 1956, having its Registered Officer at F-60, Malhotra Building, Second Floor, Connaught Place, New Delhi 110 001, represented by its Authorized Signatory, Ms. Bharathi Ramanathan hereinafter called the "PURCHASER" (PAN No. AAJCS 9993G).

For SYLVANUS BUILDERS AND DEVELOPERS PRIVATE LIMITED

Bharathi

Authorized Signatory
OFFICE STAMP
2007 JAN 10



P. Ram

1144/08

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON-JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

47169
18-08-07

Pacific Chennai Infrastructure (P) Ltd.

SALE DEED

C.P. GOPALAN

VENDOR / 10913 / B1 / 86
199, V.K. HIGH ROAD
UNGAMBAKKAM, CHENNAI-600 034
☎ : 26273919

E 066528



PBR 48

This Sale Deed together with its Schedule (hereinafter the "Sale Deed") is made and executed on this the 20th day of February, 2008 by and between:

Mr. V. SENGENI, aged 72 years, son of Mr. Vasanthan, residing at No.43, Thulukkanathamman Koil Street, Padur Village hereinafter referred to as "Seller" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, his legal heirs, representatives, successors and assigns) of the First Part;

PACIFICA (CHENNAI PROJECT) INFRASTRUCTURE
COMPANY PVT. LTD.

Authorized Signatory

வசந்தன் குமார்



TP/ 173831934/2024

2832/2024.

1

DEED OF EXCHANGE

This deed of exchange (hereinafter referred to as the **Deed**) is made at Chennai on this **12th day of February 2024** BY AND BETWEEN:

PACIFICA BUILDERS PRIVATE LIMITED (CIN: U452005PTC046579) (previously known as "Pacifica (Chennai Projects) Infrastructure Company Pvt. Ltd.) a company incorporated under the Companies Act, 1956 having its registered office at 4- 5, Sigma Corporate Park, Nr. Mann Party Plot, Bodakdev, Ahmedabad, Gujarat - 380054 duly represented by its Head - Client Services, **Mr. Samuel Rohan Prabal (Aadhaar No. 8780 4545 8322)**, hereinafter referred to as "**Pacifica**" (which expression shall unless be repugnant to the context or meaning be deemed to mean and include its successors and permitted assigns) of the First **Part**;

AND

PREMIER CHENNAI PROPERTIES LIMITED (CIN: U7010TNPTC065552) (previously known as "Pallanishamy Properties Private Limited) a company incorporated under the Companies Act, 1956 having its registered office Old No.37/1, New No. 55/5, 3rd Floor, Pantheon Road, Egmore, Chennai - 600008, through its GPA (vide Doc. No.283/2009 dt.19.3.209, 1176/2008 dated 30.8.2008 & 4093/2021 dated 9.3.2021) i.e. **PACIFICA BUILDERS PRIVATE LIMITED**, more particularly represented by its General Manager - Client Services, **Mr. S. Vijayaraghavan Sundaravaradhachary (Aadhaar No. 3029 5641 7043)**, hereinafter referred to as "**Premier**" (which expression shall unless be repugnant to the

For Premier Chennai Properties Limited

[Signature]

Authorised Signatory

Document No. 2832 of 2024 of Book
45 Sheets 1 Sheet

Registering Officer

For PACIFICA BUILDERS PVT. LTD.

Authorised Signatory

