

Date – 22/08/2023

ENCUMBRANCES CERTIFICATE - FINANCE

A. Name of the Promoter/ Organization – Pegasus Properties Pvt Ltd

B. Name of Project – Megapolis Saffron – A3 to A9 with CS/CTS/Survey no/Plot No.
R-1/1/A, R-1/1/C, R-1/2, R-1/3, R-1/4, Village – Hinjewadi, Taluka - Mulshi.

That except for the following mortgage deed/s / Debenture Trust Deed etc. executed by us / M/s Pegasus Properties Pvt. Ltd, in favour of bank/s / financial institutions for creating a mortgage/charge on the various portions/parcels of the land areas out of the lands bearing Plot Nos. R-1/1/A, R-1/1/C, R-1/2, R-1/3, R-1/4 admeasuring 403906.17 sq.mtrs. and R-1/1/B admeasuring 156093.83 sq.mtrs., totally admeasuring 560000 Sq.mtrs. as mentioned in the registered deeds, Situated in the Rajiv Gandhi InfoTech Park Hinjewadi, within the village limit of Maan Taluka Mulshi, District Pune i.e. the project land whereupon the Scheme / project known as Mega polis is being developed by us upon the terms mentioned therein.

i) By Addendum to Mortgage Cum Deed of Release dated -25/10/2018, which has been registered in the office of Sub Registrar Mulshi at Sr. No. 4037/2018 executed by Housing Development Finance Corporation Limited in favour of M/s. Pegasus Properties Private Limited for releasing the charge created under various mortgage deeds in respect of area 88039 Square Meter, having corresponding FSI admeasuring 1,76,077 Square Meter out of Plot No. R-1/2 (P), and R-1/3(P). The charge created on the units sold in the projects namely Sangria, Sparklet, Sunway, Splendor, Mystic, Symphony being total sold area adm. 5586348 sq. fts. and area adm. 88039 Square Meter, having corresponding FSI admeasuring 1,76,077 Square Meter has been released and charge has been kept on future constructions by utilizing FSI of 2,07,280 sq. mtrs. etc.

ii) Addendum to Mortgage Cum Deed of Release dtd. 28th June 2023 which is registered in the Office of Sub-Registrar Mulshi-2 at Serial No. 13962/2023 that, Mortgagee Housing Development Finance Corporation Limited has released its charge created under the Mortgage deeds over the piece and parcel of the land admeasuring 4,31,486 sq. mtrs. forming part of the project "Megapolis" constructed on land bearing Plot No.R-1/1, R-1/2(Part), R-1/3(Part) and R-1/4, Rajiv Gandhi Infotech Park, Phase-III situate at Hinjewadi, Village-Man and Bhorwadi, Mulshi, District-Pune and the charge continued on the portion of land admeasuring 40475 sq. mtrs. (alongwith FSI admeasuring 1369986 sq. ft.) together with development potential of saleable area of 17,00,000 sq. ft. forming part of residential township project Megapolis totally admeasuring 5,60,000 sq. mtrs. alongwith receivables is mortgaged and the same is shown (hatched cross lines) in the plan annexed to the mortgage deed.

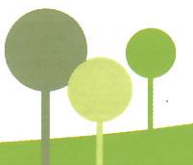
Pegasus Properties Pvt. Ltd.

ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 Certified

Regd. Office : Kumar Capital, 2413, East Street, Camp, Pune - 411 001, India. Tel : +91-20-3052 8888, 3058 3661/62 Fax : 2635 3365

Site : R 1/1 to R 1/4, Phase III, Rajiv Gandhi Infotech Park, Hinjawadi, Pune - 411 057, India.

Email : contact@megapolis.co.in CIN : U70102PN2007FTC129540



iii) By Indenture of Mortgage dtd. 26/05/2023 which is registered in the Office of Sub-Registrar Mulshi-2 at Serial No. 10772 of 2023 for availing finance executed by Mortgagor Pegasus Properties Pvt. Ltd. in favour of VISTRA ITCL INDIA LTD.,

iv) By unregistered DEBENTURED TRUST DEED dated 26/06/2023 executed by debentures holders Ask Real Estate Special Opportunities Fund - iv and Pegasus Properties Pvt. Ltd. for creating Mortgage / charge on piece and parcel of the Residential Township Project "Megapolis" being constructed on the land alongwith F.S.I. of Plot No. R-1/1A and R-1/2 (part), Rajiv Gandhi Infotech Park, Phase-III situated at Hinjewadi, Village- Man, Taluka- Mulshi, District- Pune together with all construction thereon present and future together with all present and future FSI/TDR and any accruals/income/claim that may arise from the land / construction thereon and all receivables of together with unsold units of Mystic F and G, Springs A and F and Sangria from sale of any units constructed thereon.



Mr. Yogesh Bhawe
Pegasus Properties Pvt Ltd

Date- 22/08/2023

Place - Pune