

ENCUMBRANCES CERTIFICATE

TO WHOM SO EVER IT CONCERN

1. That except for the mortgage deed/s dated 04/12/2014, the mortgage deed dated 27/10/2015, the mortgage deed dated 09/03/2016, the mortgage deed dated 24/11/2016, the mortgage deed dated 05/09/2017 and the mortgage deed dated 16/04/2018, which are registered in the office of the Sub Registrar Mulshi (Paud) at Sr. Nos.914/2015, 4162/2015, 1571/2016, 4665/2016, 3423/2017 and 1685/2018 respectively, executed by us / M/s Pegasus Properties Pvt. Ltd, in favour of HDFC Ltd. for creating a mortgage/charge on the various portions/parcels of the land areas out of the lands bearing Plot Nos. R-1/1, R-1/2, R-1/3 and R-1/4 totally admeasuring 560000 Sq.mtrs. as mentioned in the registered mortgage 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.
2. Addendum to Mortgage Cum Deed of Release dtd 25/10/2018 which is registered in the Office of Sub-Registrar Mulshi at Serial No.4037/2018 executed by Housing Development Finance Corporation Ltd. in favour of Pegasus Properties Pvt. Ltd. that, Pegasus Properties Pvt. Ltd. has repaid partial amount to the Mortgagee and accordingly Housing Development Finance Corporation Limited has released its charge on all that piece and parcel of the Residential Township Project "Megapolis" constructed on land bearing Plot No. R-1/2 (part), R-1/3(Part), Rajiv Gandhi Infotech Park, Phase-III situated at Hinjewadi, Village- Man and Bhoirwadi, Taluka- Mulshi, District- Pune admeasuring 88039 sq. mtrs. along with the FSI of 1,76,077 sq. mtrs. to be loaded thereon and receivables arising in relation thereto. Except the property released by virtue of the Addendum to Mortgage Cum Deed of Release dtd 25/10/2018 the charge / Mortgage of the properties mentioned in the Schedule-III of the Addendum to Mortgage Cum Deed of Release dtd 25/10/2018 are continued to be mortgaged with the Housing Development Finance Corporation Ltd.
3. Thereafter the mortgage deed dated 25/10/2018 which is registered in the office of the Sub Registrar Mulshi (Paud) at Sr. No. 4038/2018 executed by us / M/s Pegasus Properties Pvt. Ltd, in favour of Vistra ITCL India Ltd. (formerly known as IL&FS Trust Company Ltd.) for creating a mortgage/charge on the portion of the land area admeasuring 97, 821 Sq. mtrs and Saleable Area admeasuring 240556 Sq. Mtrs. out of the lands bearing Plot Nos. R-1/2 (Part), R-1/3 (Part) as mentioned in the registered mortgage deed, 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.

Pegasus Properties Pvt. Ltd.



4. Thereafter vide letter dtd. 15/04/2019 VISTRA ITCL INDIA LTD. has issued to Pegasus Properties Pvt. Ltd. their No Objection for ceding first Pari Passu Mortgage and Charge on the land bearing Plot No. R-1/2 (part) R-1/3(Part) admeasuring 97,821 sq. mtrs (being the actual plot area) and 88039 sq. mtrs. (being the net plot area) and FSI in respect thereof.

5. In pursuance of the Letter dtd. 15/4/2019 of VISTRA ITCL INDIA LTD., Pegasus Properties Pvt. Ltd. has executed UNILATERAL INDENTURE OF MORTGAGE dtd. 13/05/2019 unto and in favour of Housing Development Finance Corporation Ltd. which is registered in the Office of Sub-registrar Poud / Mulshi at Serial No. 4051/2019 on dtd. 21/06/2019 for creating pari passu Mortgage / charge on all that piece and parcel of the Residential Township Project "Megapolis" consisting of "Megapolis Saffron" (which includes the project now known as Serenity) being constructed on land admeasuring 88039 sq. mtrs alongwith F.S.I. admeasuring 1,76,077 sq. mtrs. out of the Plot No. R-1/2 (part) R-1/3(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 from sale of any unit constructed thereon.

6. Except the aforesaid encumbrances created under the mortgage deed/s there are not other encumbrances/charges on the project land.



Authorized Signature

