



SHIVAM DEVELOPERS

218, Prem Baug, Ground Floor, Sir Bhalchandra Road, Matunga (E), Mumbai 400 019. Tel: +91-22-2418 1096, Fax: +91-22-2410 0717

NON ENCUMBRANCE CERTIFICATE

Dated: 19th day August of 2019

Re: We, M/s Shivam Developers have been granted development rights by SRA in respect of all that piece and parcel of land admeasuring 5822.71 square meters referred to as Phase 1B Free Sale Land herein bearing CTS No. 163-A (pt.) of Village Akurli, Taluka Borivali situate lying and being at Akurli Road, Hanuman Nagar, Kandivali (East), Mumbai, and hereinafter referred to as ("**the said Land**") within the Registration District and Sub-District of Mumbai and Mumbai Suburban via letter of intent dated 14th June, 2016 ("**LOI**").

We hereby confirm that the development rights granted to us in respect of the said Land is clear, marketable and free from all sorts of encumbrances, burdens, loans/debts securities, sale gifts, decree and injunction order and any and all other defects except for the following mortgages created in favour of :

- i. YES Bank Limited, via mortgage deed executed on 28th August 2018.
- ii. PNB Housing Finance Limited, via mortgage deed executed on 28th August 2018.

I affirm that apart from the abovementioned mortgages, there exists no other mortgages on the said Land and the same is true and complete disclosure with respect to the said Land.

For Shivam Developers.

Partner