



PRASANNA S. TARE

B. Com, L.L.B

Advocate High Court, Mumbai

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NO ENCUMBRANCE CERTIFICATE

All those pieces or parcels of land bearing Cadastral Survey Nos. 1798, 16/1840 and 1841 of Byculla Division admeasuring in aggregate 49,422.81 Square Meters or thereabouts situated at Byculla at the junction of Tank Pakadi and Water Streets in the City and Island and registration Sub-District of Bombay ("the said Land").

After going through the relevant documents of title such as Property Cards, Agreements, Lease Deed and Rehabilitation Scheme in respect of Khatau Makhanji Spinning and Weaving Co. Limited sanctioned by the Hon'ble Board for Industrial and Financial Reconstruction (**BIFR**) dated 11th January, 2007 with effect from 1st April, 2006 and the financial accounts maintained by them, I hereby certify that by and under the Indenture of Mortgage dated 5th September, 2014 executed between the Promoter, therein referred to as Mortgagor of One Part and Housing Development Finance Corporation Limited therein referred to as Mortgagee of the other part and same is registered with the office of Sub-Registrar of Assurances at Mumbai-4 under Serial Number BBE4-3646/2014, a portion of the said Land has mortgaged on the terms and conditions more particularly mentioned therein and save and except there is no encumbrance of any nature whatsoever on the said Land which is under development as per approvals granted by the Planning Authority.

Dated this 20th Day of July 2017

Prasanna S. Tare
Advocate