



PRASANNA S. TARE

B. Com, L.L.B

Advocate High Court, Mumbai

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NO ENCUMBRANCE CERTIFICATE

All that piece and parcel 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 of Industrial and Financial Reconstruction (**BIFR**) dated 11th January, 2007 with effect from 1st April, 2006 and the financial accounts maintained by Swayam Realtors and Traders LLP (Promoter), I hereby certify that, by and under the Unilateral Indenture of Mortgage dated 5th September, 2014 is registered with the Office of Sub-Registrar of Assurances at Mumbai-4, under serial No. BBE4/3646/2014, Unilateral Indenture of Mortgage dated 4th November, 2017, is register with the Office of Sub-Registrar of Assurances at Mumbai – 3 under Serial No. BBE3-7675/2017 dated 7th November, 2017 and Unilateral Indenture of Mortgage dated 24th May, 2021 is register with the office of Sub-Registrar of Assurances at Mumbai-5 under Serial No. BBE5/6017/2021 dated 8th June, 2021 executed between the Swayam Realtors and Traders LLP (Promoter), therein referred to as Mortgagor of One Part and Housing Development Finance Corporation Limited therein referred to as the Mortgagee of the other part, Mortgage-1, , a portion of the said Land has mortgaged by the Swayam Realtors and Traders LLP (Promoter), on the terms and conditions more particularly mentioned therein, save and except there is no other encumbrance of any nature whatsoever on the said Land which is under development as per approvals granted by the Planning Authority.

Dated this 9th day of July, 2021

PRASANNA TARE

Advocate