



September 07, 2019

ENCUMBRANCE CERTIFICATE

Matrix Developers Ltd. (Erstwhile Matrix Developers Pvt. Ltd.), a company which was duly registered and incorporated under the Indian Companies Act, 1956 and 2013 and had its registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Vile Parle (East), Mumbai 400 057, hereinafter referred to as "**MDL**", had undertaken development and construction of a Special Township Project named "**FOREST TRAILS**", on area admeasuring 71 Hectare 48.35 Are at Survey No.16/1/1 and others, Village Bhugaon, Taluka Mulshi, District Pune, hereinafter referred to as the said "**TOWNSHIP LAND**".

The Project "**Forest Trails Everglades H3 & H4**", being registered under The Real Estate (Regulation and Development) Act, 2016, and the rules thereunder is proposed to be constructed on area admeasuring 8230.5 sq.mtrs. carved out of the said Township Land, hereinafter referred to as the "**PROJECT LAND**".

MDL had obtained financial assistance by mortgaging *inter alia* certain portion of the said Township Land – including the said Project Land, vide Mortgage deeds (i) dated 04.05.2017, registered at the office of sub registrar, Mulshi- 2 at serial No.5242/2017 with subsequent correction deed thereto dated 11.08.2017 bearing registration No.10765/2017, (ii) dated 21/02/2019, bearing registration No.4048/2019 and (iii) dated 04.05.2019 bearing registration No.7330/2019, in favour of HDFC Ltd., Shivajinagar, Pune under terms and conditions mentioned therein.

Therefore it is hereby certified that, there is charge/encumbrance of HDFC Ltd. on the Township Land including the Project Land created by aforesaid three mortgage deeds.

It is hereby further clarified that, as per an order dated 24.06.2019, in the matters C.P.(C.A.A.)/ 2766/ MB/ 2018 with C.A.(C.A.A.)/ 130/ MB/ 2018, passed by the National Company Law Tribunal, Mumbai Bench ("**NCLT**"), MDL is merged with our company viz. **PARANJAPE SCHEMES (CONSTRUCTION) LIMITED** as per the scheme of merger approved thereby. Consequently liability of settlement of the aforesaid encumbrance is transferred to our company **PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**.

For Paranjape Schemes (Construction) Ltd.

Authorized Signatory