

ENCUMBRANCE CERTIFICATE

At the instance **PARANJAPE SCHEMES (CONSTRUCTION) LTD.** a company registered under the Indian Companies Act, 1956 having registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Next to Tilak Mandir, Vile Parle (East), Mumbai – 400 057 and administrative office at PSC House, CTS No.111+111/2, Anand Colony, Off. Prabhat Road, Pune – 411 004, represented by one of its present Directors, Shrikant Purushottam Paranjape, Age 59 years, occupation: business, hereinafter referred to as **"MY CLIENT"**, I had investigated title of all that piece and parcels of adjacent lands admeasuring, (i) **00 Hectar 40 R** of Survey No.84/1B, (ii) **00 Hectar 45 R** of Survey No.84/2B, (iii) **01 Hectar 15.6084 R** out of total area adm. 01 Hectar 63 R of Survey No. 84/3B and (iv) **00 Hectar 44.8337 R** out of total area adm. 00 Hectar 93 R of 84/4, collectively admeasuring **02 Hectare 45.4421 R i.e. appox. 24544.21 sq. mtrs.**, all situated at Village Tathawade, Taluka Mulshi, Dist. Pune more particularly described in **"SCHEDULE I"** hereunder written, hereinafter referred to as the **"LARGER LAND"** and had issued detailed Search and Title Report dated 12.09.2014 in respect thereof, hereinafter referred to as the **"PRINCIPAL SEARCH REPORT"**. Subsequently, I had issued Supplementary Search Reports in respect of the said Larger Land on 28.05.2015, 15.01.2016, 20.06.2017 in continuation to the Principal Search Report, hereinafter collectively referred to as the **"SUPPLEMENTARY SEARCH REPORTS"**.

The property more particularly described in Schedule II given hereunder being portion of the said Larger Land, is hereinafter referred to as the **"PROJECT LAND"**, which along with Towers A,C,D,E and F being constructed thereon, under project **"AZURE- A,C,D,E and F"** is being registered as a Project u/s.3 of Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as the said **"PROJECT"**.

SCHEDULE-I
(Description of the Larger Land)

All that piece of land totally admeasuring 02 Hectare 45.4421 R i.e. appox. 24544.21 sq. mtrs., carved out of Survey Nos.84/1B, 84/2B, 84/3B and 84/4 as tabulated below:

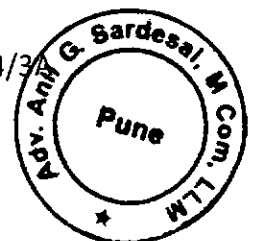
Sr. No.	Survey No.	Area Hectar Are (said Larger Land)
1.	84/1B	00 = 40.0000
2.	84/2B	00 = 45.0000
3.	84/3B	01= 15.6084
4.	84/4	00 = 44.8337
TOTAL		02 = 45.4421

lying and being at Village Tathawade, Taluka: Mulshi, Dist: Pune within the Registration District Pune, previously within the limits of Grampanchayat Tathawade, and presently within the limits of Pimpri Chinchwad Municipal Corporation and collectively bounded as :

On and towards East : By Road
On and towards South : By land out of Survey No.84/3B & land out of Survey No.84/4
On and towards West : By land of Survey No.85
On and towards North : By Survey No.84/1A, 84/2A, 84/3A

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Anil Sardesai



ADVOCATE

Anil Sardesai

M.COM., LL.M.

CTS No. : 40/11, F. P. No. 56/11,
Silver Breeze Apt., Bhonde Colony,
Erandawane, Pune - 411 004.
Phone : 25433166.
E-mail : sardesaianil@yahoo.com

SCHEDULE-II
(Description of the PROJECT LAND)

- (a) All that piece and parcel of the land admeasuring 10815.60 sq. mtrs. carved out of the Larger Land described in Schedule I above on which Buildings C,D,E, and F are being constructed and which land is bounded as follows: -

On or towards East : By D. P. Road
On or towards West : By Adj. Hissa No.85
On or towards South : By Adj. Hissa No.3B(p), 4(p),
land S.No. 84/3 and 84/4(P)
On or towards North : By Future development in the Larger Land

- (b) All that piece and parcel of the land admeasuring 2065 sq. mtrs. carved out of the Larger Land described in Schedule I above on which Buildings A is being constructed for MHADA and which land is bounded as follows: -

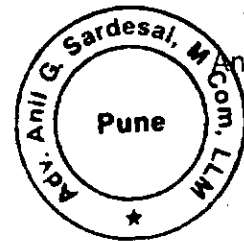
On or towards East : By D. P. Road
On or towards West : By Future development in the Larger Land
On or towards South : By Internal driveway and beyond that future
development in Larger Land.
On or towards North : By Survey No.84/3A

- (a) and (b) above collectively admeasuring 12881.13 sq.mtrs.

By a mortgage deed dated 14.07.2015, registered at the office of Sub Registrar, Haveli No.4, at registration No.11909/2015 on 05.10.2015, the Larger Land 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 units constructed on the Larger Land, Charge/Assignment of receivables, both sold/unsold, accruing from sale of units constructed on the Larger Land are mortgaged with HDFC Ltd., Shivajinagar, Pune.

Subject to the contents of the Principal Search Report and the Supplementary Search Reports, I hereby certify that, except the aforesaid encumbrance of HDFC Ltd. there is no other charge or encumbrance of whatsoever nature on the said Property.

Place : Pune
Date : 20.06.2017



Anil Sardesai
Anil Sardesai
Advocate