



CERTIFICATE

TO WHOMSOEVER IT MAY CONCERNED THAT

All that piece and parcel of a portion a contiguous block admeasuring 9098.33 sq.mtrs. formed of Plot Nos.1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 and the area under Internal Road out of the Private Layout in respect of the contiguous block admeasuring Hectares 00 = 96 Ares formed of the lands admeasuring Hectares 00 = 80 Ares, Hectares 00 = 05 Ares and Hectares 00 = 11 Ares bearing Hissa Nos.7/1, 7/2 and 7/3 respectively of Survey No.23 situate, lying and being at Village Mohammedwadi within the Registration Sub-District of Taluka Haveli, District Pune, hereinafter for the sake of brevity and convenience referred to or called as **"THE SAID LAND"**.

That, on the said Land as on today, Gagan Landmarks LLP has commenced construction of a Project known as "Gagan Ela".

That, a Simple Mortgage has been created on the said Land together with present and future construction thereon together with all present and future FSI/TDR and any accruals/ income/ claim that may arise from the land/construction thereon in favour of Housing Development Finance Corporation Limited, a company incorporated under the Indian Companies Act, 1956 and having its registered office at Ramon House, H. T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai - 400 020 and branch office among other places at HDFC House, 1500, University Road, Shivajinagar, Pune 411005, as security for due repayment of Mortgage Debt / Project Finance availed of by Gagan Landmarks LLP from the said Bank. An Indenture of Mortgage to that effect was duly executed on 7th August, 2017 and registered under Serial No. 7823 of 2017 with the Sub-Registrar, Haveli VIII, Pune. That, copy of the said Mortgage Deed is available for my perusal.

That, subject to the contents of the said Search Report, I hereby certify that, except the aforesaid encumbrance of **Housing Development Finance Corporation Limited** there is no other charge or encumbrance of whatsoever nature on the said Land.

This Certificate is issued at request of Gagan Landmarks LLP.

Place - Pune

Dated this 31st March, 2018.

Yours faithfully,




PRASAD DEO,
ADVOCATE