



ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERNED THAT

The contiguous block of land admeasuring **7425.72** sq.mtrs of the 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 and within the extended limits of the Municipal Corporation of Pune is hereinafter for sake of brevity referred to as **"the said Land"**

That, as per request of Gagan Landmarks LLP, having office 3rd Floor, Marvel Alaina, Lane no. 5, Koregaon Park, Pune - 411001, Adv Rajiv patel has submitted his Certificate of Title in respect of marketability of title of the said land to the said Gagan Landmarks LLP.

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

That, the said Gagan Landmarks LLP have create mortgage in respect of the Residential and Commercial come to their share out of the said project to in favour of Capri Global Capital Limited a company incorporated under the provisions of the companies Act, 1956 and registered with the reserve Bank of India as a non-Banking financial Company and having its registered office at 502, Tower A Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W) Mumbai- 400013 The said Mortgage duly registered on dated 17/01/2022 under serial no. 674/2022 with Sub - Registrar Haveli No. 10 Pune.

This certificate is issued at request of Gagan Landmarks LLP.

Place - Pune

Dated - 04/07/2023


Parimal Deshmukh
(Advocate)

Having its office at:-301 Marvel Alaina, Lane no. 5 Koregaon Park, Pune-411001