

### **ENCUMBRANCE CERTIFICATE**

That **NNP Buildcon LLP**, is developing the Property carved out area of the Land more particularly described in Schedule I mentioned hereunder, (herein after referred to as the "**SAID PROJECT LAND**"), under the name project "**VTP LEONARA**" which is being registered as a project U/S 3 of Real Estate (Regulation and Development) Act 2016, herein after referred to as the "**SAID PROJECT**".

#### **THE SCHEDULE I ABOVE REFERRED TO:-**

(Entire Property)

All those pieces and parcels of lands/portions Carved out on totally admeasuring 41 Hectares 82.97 Ares equivalent to 4,18,297 Sq. Mtrs., all situate, lying and being at Village Mahalunge bearing Sr. No. 40/2, 40/3, 40/4, 41/1, 42/1, 42/2A, 42/2B, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/13, 43/1, 43/2/1, 43/2/2, 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 46/8, 46/9, 46/10, 47/1, 47/2, 47/3 within the Registration Sub-District of Taluka Mulshi, District Pune together with buildings/structure standing thereon.

That Presently **MAHALUNGE LAND DEVELOPERS LLP**, (Co-promoter) being master Township Developer have mortgaged Entire land in favour of India bulls Housing Finance Limited. The Mortgage Deed is duly registered in the office of Sub-Registrar Haveli No.15, Pune at Sr.No. 6476/2018, 6555/2018, 6557/2018 dated 19/05/2018.

That the Previous Land owners have pending Litigations i.e. RCS.822/2008 converted into RCS. 1922/2012 & RCS No. 1233/2014 on the Entire land.

Except the aforesaid encumbrances of India bulls Housing Finance Limited, there is no other charge or encumbrance of whatsoever nature on the Said project land.

Place: Pune

Date: 28/02/2019

  
**Mr. Bhushan Palresha**

**Partner of the M/S. NNP Buildcon LLP**