

ENCUMBRANCE CERTIFICATE

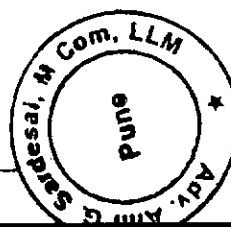
At the instance **PARANJAPE SCHEMES (CONSTRUCTION) LTD.** a company registered under the Indian Companies Act, 1956 having registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Next to Tilak Mandir, Vile Parle (East), Mumbai – 400 057 and administrative office at PSC House, CTS No.111+111/2, 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,

(a) **00 Hectar 30.5 R i.e. 3050 sq.mtrs.** out of Survey No.47/4/B, more particularly described in Schedule I(a) written hereunder [**"SCHEDULE I(a) PROPERTY"**], (b) **00 Hectar 07 R i.e. 700 sq.mtrs.** of Survey No.47/19, more particularly described in Schdule I(b) written hereunder [**"SCHEDULE I(b) PROPERTY"**] (c) **00 Hectar 33 R i.e. 3300 sq.mtrs.** out of Survey No.47/14, more particularly described in Schedule I(c) written hereunder [**"SCHEDULE I(c) PROPERTY"**], (d) **00 Hectar 04 R i.e. 400 sq.mtrs.** of Survey No.47/13 more particularly described in Schdule I(d) written hereunder [**"SCHEDULE I(d) PROPERTY"**], and (e) **04 Hectare 07.50 Ares i.e. 40750 sq.mtrs.** bearing new Survey No.47/4A (previously amalgamated old Survey No.47/4A+4/Bpart+5+6+9+11+12+16 part), more particularly described in Schedule I(e) hereunder written [**"SCHEDULE I(e) PROPERTY"**], collectively admeasuring **04 Hectare 82 R i.e. approx. 48200 sq. mtrs.**, all situated at Village Bavdhan (Khurd), Taluka Mulshi, Dist. Pune more particularly described in **"SCHEDULE I"** hereunder written, hereinafter referred to as the **"LARGER LAND"** and had issued diverse Search and Title Reports and subsequent Supplementary Search Reports and subsequent Supplementary Search Reports in respect of portions of the Larger Land as tabulated hereunder.

Sr. No.	Survey No.	Search	Date
Schedule I (e) Property	47/4A (previously amalgamated old Survey No.47/4A+4/Bpart+5+6+9+11+12+16 part)	Search and Title Report	23.03.2007
		Supplementary Search Report	23.01.2008
		Supplementary Search Report	04.01.2012
Schedule I(a) to (c) Property	Survey No.47/4B, 47/14 and 47/19	Search and Title Report	23.04.2014
Schedule I(d) Property	Survey No.47/13	Search and Title Report	22.05.2014
Schedule I(a) to(d) Property	Survey No. 47/4B, 47/14, 47/19 and 47/13	Supplementary Search Report	12.01.2015
		Second Supplementary Search Report	28.05.2015
		Third Supplementary Search Report	20.01.2017

All the Search and Title Reports tabulated in table above are hereinafter collectively referred to as the **"PRINCIPAL SEARCH REPORTS"** and all the Supplementary Search Reports tabulated in table above are hereinafter collectively referred to as the **"SUPPLEMENTARY SEARCH REPORTS"**.

*Anil Sardesai*¹



The property more particularly described in Schedule II(a) given hereunder, being total area of the Schedule I(a) Property to Schedule I(d) Property, hereinafter referred to as the "SAID LAND (a)" and property more particularly described in Schedule II(b) given hereunder, being portion of the Schedule I(e) Property, hereinafter referred to as the "SAID LAND (b)" and the said Land (a) and the said Land (b) collectively herein referred to as the "SAID LAND". The said Land (after applicable deductions therefrom towards, amenity space, road widening etc. if any as per D.C. Rules) along with buildings B1, B2, H1 and H2 being constructed thereon, under project "GLORIA-GRAND" 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")****Schedule I(a)**

All that piece and parcel of land admeasuring "00 Hectare 30.50 Are" i.e. 3050 sq. mtrs. of Survey No.47/4B (old Survey No. 47/4/2), assessed at Rs.00.43ps. situated at Bavdhan (Khurd), taluka Mulshi, district Pune, within limits of the Registration District of Pune, Sub-Registrar Office Paud – Mulshi and the Municipal Corporation of the city of Pune and bounded as:

On or towards East : Survey No.47/4B of Bavdhan Khurd
On or towards South : Survey No. 47/14 of Bavdhan Khurd
On or towards West : Survey No.47/3, D. P. Road, Boundary of Bavdhan (Bk)
On or towards North : Survey No.47/4/1 (old) i.e. 47/4A (new) of Bavdhan Khurd

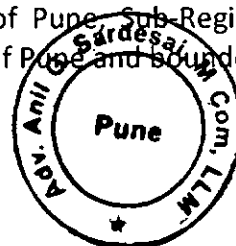
Schedule I (b)

All that piece and parcel of land admeasuring 00 Hectare 07 Are i.e.700 sq.mtrs. of Survey No.47/19 (old Survey No. 47/16/1/1/2), assessed at Rs.0.07 ps. situated at Bavdhan (Khurd), taluka Mulshi, district Pune, within limits of the Registration District of Pune, Sub-Registrar Office Paud – Mulshi and the Municipal Corporation of the city of Pune and bounded as:

On or towards East : Land out of Survey No.47/16A
On or towards South : Land out of Survey No.47/16A
On or towards West : Land out of Survey No.46/17
On or towards North : Land out of Survey No.47/15

Schedule I(c)

All that piece and parcel of land admeasuring 00 Hectare 33 Are i.e. 3300 sq.mtrs. carved out of total area admeasuring 01 Hectare 13 Are of Survey No.47/14 (old Survey No. 47/15), assessed at Rs.01.37 ps. situated at Bavdhan (Khurd), taluka Mulshi, district Pune, within limits of the Registration District of Pune, Sub-Registrar Office Paud – Mulshi and the Municipal Corporation of the city of Pune and bounded as:



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- On or towards East : Survey No.47/14 (old) i.e. Survey No.47/13 (new) of Bawadhan Khurd
- On or towards South : Survey No. 47/16A/1/1/2 (old) i.e. 47/19 (new) and 47/17 (old) i.e. 47/22, 47/23 (new)
- On or towards West : Balance Land out of Survey No.47/15 (old) i.e. Survey No. 47/14 (new) of Bawadhan Khurd
- On or towards North : Survey No. 47/4/1 (old) i.e. 47/4A (new) of Bawadhan Khurd

Schedule I (d)

All that piece and parcel of land admeasuring "00 Hectare 04 Are" i.e. 400 sq. mtrs. of Survey No.47/13 (old Survey No.47/14), assessed at Rs.00.06 ps. situated at Bavdhan (Khurd), taluka Mulshi, district Pune, within limits of the Registration District of Pune, Sub-Registrar Office Paud – Mulshi and the Municipal Corporation of the city of Pune and bounded as:

- On or towards East : Property out of Survey No.47/4(old)
- On or towards South : Property out of Survey No. 47/13(old)
- On or towards West : Property out of Survey No. 47/16(old)
- On or towards North : Property out of Survey No.47/15(old)

SCHEDULE I(e)

All that piece and parcel of land admeasuring 04 Hectors 07.50 Ares, bearing Survey No. 47/4/A as per computerised 7/12 extract and Survey No.47/4/A+4/B part +5+6+9+11+12+16 part as per manual 7/12 extract, situated at village Bawadhan (Kh), Taluka Mulshi, District Pune, within limits of the Registration District of Pune, Sub-Registrar Office Paud – Mulshi and the Municipal Corporation of the city of Pune and bounded as:

- On or towards East : Survey No. 50
- On or towards South : Pune-Paud Road
- On or towards West : 24 Meter wide road, Schedule I(a) Property to Schedule I(d) Property and Survey No.47/16 (part),
- On or towards North : Survey No. 52 and boundary of Bawdhan Budruk

0-0-0-0-0**SCHEDULE II****(Description of the Said Land)****Schedule-II(a)****[Description of the said Land(a)]**

All that piece and parcel of Schedule I(a) Property to the said Schedule I(d) Property collectively admeasuring 00 Hectare 74.50 Are i.e. 7450 Sq.mtrs., situated at Bavdhan (Khurd), Tal - Mulshi, Dist - Pune, within limits of the Registration Dist - of Pune, Sub-Registrar Office Paud – Mulshi and the Municipal Corporation of the city of Pune and bounded as:

On or towards East : Gloria Apartments and Gloria Grace
Apartments
On or towards South : S.No. 47/16 (Part)
On or towards West : S.No. 47/17
On or towards North : 24 meter wide D. P. Road

And together with easement, appurtenances, pathways, ingress, egress, incidental and other ancillary rights thereto.

SCHEDULE-II(b)**[Description of the said Land(b)]**

All that piece and parcel of piece of the land admeasuring 2458.3 Sq.Mtrs. carved out of the said Schedule I(e) Property more particularly described in the Schedule I(e) above, and bounded as under:

On or towards East : Survey No. 50
On or towards South : Part of the said Schedule I(e) Property and
Survey No.50
On or towards West : Part of the said Schedule I(e) Property
On or towards North : 24 Mtrs wide DP Road

And togetherwith easement, appurtenances, pathways, ingress, egress, incidental and other ancillary rights thereto.

Schedule-II(a) and Schedule II(b) collectively form the said Land admeasuring 9908.3 sq.mtrs.

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There are following encumbrances in respect of the Schedule II(a) Property out of the said Land.

Sr. No.	Details of the encumbrances
1	Mortgage over the said Land (a) (admeasuring 7450 Sq.Mtrs.) and first parri passu charge over the said Land (a) has been created by My Client by way of registered English Mortgage alongwith: All future receivables/ cash flows/ revenues arising out of or in connection with or relating to the project owned by My Client to be constructed on the Land. In favour of Aditya Birla Finance Ltd. and Aditya Birla Housing finance Ltd. vide mortgage deed dated 06/06/2016 and registered in the office of Sub Registrar Haveli No.18, on the same day, at serial No.4888/2016.

Subject to the contents of the Principal Search Reports and the Supplementary Search Reports, I hereby certify that, except the aforesaid encumbrance of Aditya Birla Finance Ltd. and Aditya Birla Housing finance Ltd. there is no other charge or encumbrance of whatsoever nature on the said Land.

Place : Pune

Date : 10.07.2017

