



NO ENCUMBRANCE CERTIFICATE

Sub : All that piece and parcel of land bearing Survey No. 140, Survey No. 142 Hissa No. 1, Survey No. 142 Hissa No. 3, Survey No 220 Hissa No. 1B, Survey No. 220 Hissa No. 2, Survey No. 220 Hissa No. 5, Survey No. 232, Survey No. 141 Hissa No. 2, Survey No. 220 Hissa No. 4C admeasuring about 57,630 Square Meters, within the Registration District - Thane, Village - Desai, Taluka and District - Thane within the limits of Thane Municipal Corporation.

After going through the relevant documents of title such as Property Cards, Extract of form 7/12, the Development Agreements, Supplemental Agreements executed between the parties viz. owners and the developers, and the financial accounts maintained by them, I hereby certify that subject to the Facility Agreement of 2017 executed between Marathon Ener-Gen LLP (the "Principal Borrower") and Marathon Realty Private Limited (the Co-Borrower No. 1") and M/s Mateshwari Realtors (the "Co-Borrower No. 2") and LIC Housing Finance Limited (the "Lender"). The Principal Borrower and Co-Borrower obtained the loan on the terms and conditions mentioned therein. By virtue of the Security Trustee Agreement dated 31st March, 2017 Unit Trust of India Investment Advisory Services Limited has been appointed as a Security Trustee / Agent on behalf of the "Lender" i.e LIC Housing Finance Limited and the said Agreement is registered with the Sub-Registrar of Assurances at Thane 9 under Serial No TNN9/2873/2017 dated 27th April, 2017. The Principal Borrower has created the charge on the portion admeasuring 33,500 Square Meters being the part of the said larger Land as more particularly set out in the Security Trustee Agreement dated 31st March, 2017, save and except there are no encumbrances of any nature whatsoever on the said larger Land which is under development as per approvals granted by the Planning Authority.

Dated this 15th Day of July 2017

Prasanna Tare
Advocate