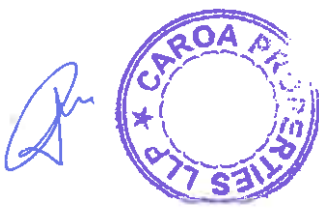


NON ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of land 43 H 57 R 55 P equivalent to approximately 108 acres, bearing Survey Numbers mentioned in First Schedule hereunder situated at Village Talegaon, Taluka Khalapur and Village Khanawale, Taluka Panvel ("**Larger Land**"), out of which the Developer intends to commence the development of a portion of the Larger Land admeasuring 40968.863 square meters as mentioned in the Second Schedule (hereinafter referred to as "**Phase**").

We, CAROA Properties LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Vikhroli (E), Mumbai 400 079 ("**Developer**") are developing property admeasuring 40968.863 square meters out of Larger Land approximately admeasuring 43 H 57 R 55 P equivalent to approximately 108 acres situated at Village Talegaon, Taluka Khalapur and Village Khanawale, Taluka Panvel, District Raigad owned by Mr. RAVI KHUBCHANDANI, MR. URAAZ BAHL, MR. AVTEJINDER MANN, MR. RIAZ BATLIVALA, MR. ZAHAN BATLIVALA, MR. AMARJIT SINGH and M/s. SWAROOP AGENCIES PRIVATE LIMITED (hereinafter collectively referred to as "**Owners**") and jointly developing the Project namely "**Godrej City Panvel**" on the Larger Land.

The Developer through its Authorized Signatory, Mr. Rajib Das, hereby confirm that the Larger Land and development rights in respect of Larger Land are free, clear and marketable from all kinds of encumbrances except for the Mortgage created in favour of Axis Bank Limited by the Developer vide (a) Deed of Mortgage dated 26th July, 2016, duly registered with the Sub Registrar at Panvel-2 under Serial No. PVL-2/8728/2016 and (b)



Deed of Mortgage dated 27th August, 2018 duly registered with the Sub Registrar at Panvel- 3 under Serial No. PVL-3/9276/2018 on 27th August 2018.

I affirm that apart from the abovementioned mortgages, there exists no other mortgages on the Larger Land and the same is true and is complete disclosure with respect to the Larger Land.

For Caroa Properties LLP


Authorized Signatory
Mr. Rajib Das



FIRST SCHEDULE

Description of the Larger Land

Contiguous agricultural freehold/leasehold land admeasuring approximately 43 H 57 R 55 P equivalent to approximately 108 acres, bearing below mentioned Survey Numbers situated at Village Talegaon, Taluka Khalapur and Village Khanawale, Taluka Panvel.

Part A

All that piece and parcel of land lying being and situate at Village Talegoan, Taluka Khalapur and comprised in the following Gat Nos. and admeasuring in aggregate 15H-17R-51P:

S. No.	Survey No.	Area(H-R-P)
1.	4/1	0-75-00

S. No.	Survey No.	Area(H-R-P)
2.	4/2	0-50-00




S. No.	Survey No.	Area(H-R-P)
3.	4/3	1-74-00
4.	4/4	0-23-00
5.	4/5	0-71-00
6.	4/6	0-46-00
7.	5/2A	2-04-00
8.	5/2B	2-00-00
9.	6/1	0-12-00
10.	6/5	0-58-00
11.	6/6	0-28-00
12.	7/1	1-07-00
13.	7/2	0-41-00
14.	7/3A	0-33-00
15.	7/4	0-25-00
16.	7/B1	0-06-66
17.	7/B2	0-04-16
18.	7/B3	0-04-75
19.	7/B4	0-04-69
20.	7/B5	0-03-16
21.	7/B6	0-03-33
22.	7/B7	0-03-36
23.	7/C1	0-04-83
24.	7/C2	0-03-41
25.	7/C3	0-04-59
26.	7/C4	0-04-34
27.	7/C5	0-04-88
28.	7/C6	0-03-68
29.	7/C7	0-06-40
30.	7/C8	0-04-15

S. No.	Survey No.	Area(H-R-P)
31.	7/C9	0-05-78
32.	7/C10	0-05-88
33.	8/1A1	0-04-12
34.	8/1A2	0-03-85
35.	8/1A3	0-03-64
36.	8/1A4	0-03-64
37.	8/1A5	0-03-68
38.	8/1A6	0-03-67
39.	8/3A1	0-05-75
40.	8/3A2	0-06-98
41.	8/3A3	0-08-75
42.	8/3A4	0-06-43
43.	8/3A5	0-08-70
44.	8/3A6	0-06-73
45.	8/3A7	0-05-75
46.	8/3A8	0-07-48
47.	8/3A9	0-05-53
48.	8/3A10	0-05-59
49.	8/B1	0-03-51
50.	8/B2	0-03-11
51.	8/B3	0-04-00
52.	8/B4	0-03-72
53.	8/B5	0-03-85
54.	8/B6	0-03-71
55.	8/C1	0-04-92
56.	8/C2	0-05-08
57.	8/D1	0-02-82
58.	8/D2	0-02-93



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 Fax: +91-22-6169 8888
 LLPIN : AAA-8234

S. No.	Survey No.	Area(H-R-P)
59.	8/D3	0-03-25
60.	8/D4	0-03-94
61.	8/D5	0-04-86
62.	8/D6	0-05-74
63.	8/D7	0-04-75
64.	8/D8	0-05-60
65.	9/B1	0-04-00
66.	9/B2	0-03-94
67.	9/B3	0-03-14
68.	9/B4	0-03-94
69.	9/B5	0-04-64
70.	9/B6	0-04-00
71.	9/B7	0-04-78
72.	9/B8	0-04-76
73.	9/C1	0-04-25
74.	9/C2	0-04-57
75.	9/C3	0-05-00
76.	9/C4	0-06-05
77.	9/C5	0-04-34
78.	9/C6	0-04-11
79.	9/C7	0-04-35
80.	9/C8	0-04-35
81.	9/C9	0-04-32
82.	9/D1	0-04-42
83.	9/D2	0-04-50
84.	9/D3	0-03-64
85.	9/D4	0-03-51
86.	9/D5	0-03-57

S. No.	Survey No.	Area(H-R-P)
87.	9/D6	0-04-11
88.	9/D7	0-04-35
89.	9/D8	0-04-05
90.	9/2	0-30-00
Total		15-17-51



Part-B

All that piece and parcel of land lying being and situate at Village Khanawale, Taluka Panvel and comprised in the following Gat Nos. and admeasuring in aggregate 28H-40R-04P:

S. No.	Survey Number	Area(H-R-P)	S. No.	Survey Number	Area(H-R-P)
1	30/1	1-25-50	23	69	1-50-00
2	32/2	0-85-30	24	70/1	0-34-00
3	36/1	0-90-80	25	70/2	0-35-00
4	36/2	0-64-50	26	71	0-48-80
5	37/1	0-80-00	27	72	1-50-50
6	37/2	0-39-00	28	73	1-09-00
7	38	1-76-30	29	74	1-38-81
8	39	0-67-00	30	75	0-52-43
9	40	0-61-50	31	76/1	0-52-00
10	41/1	2-26-40	32	76/2	0-43-00
11	41/2	1-20-40	33	78	0-12-80
12	42/1	0-27-60	34	78 (pt)	0-46-20
13	42/3	0-01-00	35	81/2/A	0-82-20
14	42/4	1-10-50	36	81/2/B	1-11-10
15	43	0-22-00	37	63/3	0-17-20
16	44/3	0-16-20	38	65/2	0-12-40
17	44/4	0-52-60	39	112/1(pt)	0-04-10
18	47/1	0-59-90	40	112/2 (pt)	0-25-60
19	47/2	0-60-20	41	36/2	0-64-50
20	50/12	0-22-50	42	37/1	0-80-00
21	50/13	0-43-70	43	37/2	0-39-00
22	68	1-62-00			



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SECOND SCHEDULE

Description of Phase

The land admeasuring 40968.863 square meters out of the Larger Land admeasuring 43 H 57 R 55 P as more particularly described in First Schedule.

