

DASSCON

REALTY PVT LTD.

(Formerly Known as IDEB Grand Reality Pvt.Ltd.)

ENCUMBRANCE CERTIFICATE

This is to certify that Land Bearing **Survey No. 26/4, NIBM Undri Road, Kondhwa, Pune - 411048** i.e., the project land is free from all encumbrances, except the charge of Aditya Birla Finance Limited at R-Tech Nirlon Complex, 12th Floor Goregaon east, Mumbai - 400063, in the state of Maharashtra towards the construction finance availed for said project vide mortgage deed dated 21/12/2021 registered before The Joint Sub-Registrar Class II, Haveli, Pune holding registration number 20042/2021. Further, there are certain litigations which are herein attached as Annexure 'A' and that we have obtained legal title Report to the land on which the development of the project is proposed. We assure that **as on today the project land has no other encumbrance, except from the one mentioned above.**

DASSCON REALTY PVT. LTD.

AUTHORISED SIGNATORY

Flat No.: 101, A Building, Sr.No.26/4, Villagio Toscana NIBM Road, Kondhwa, Near Konark Enclave,
Pune, Maharastra, India - 411048. Registration No :- CIN - U70101PN2007PTC192680
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ANNEXURE 'A'

Sr No.	Name of the Court	CaseType	Case Number	Year	Present Status
1	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 1243	2009	DISPOSED
2	CHIEF JUDICIAL MAGISTRATE PUNE	Criminal	RCC 4968	2010	FOR FILING OF EVIDENCE BEFORE CHARGE
3	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 757	2011	ORDER TO RECORD EVIDENCE
4	DISTRICT CONSUMER FORUM PUNE	Others	CC/203	2019	FOR EVIDENCE AFFIDAVIT
5	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 758	2011	ORDER TO RECORD EVIDENCE
6	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 1721	2011	ORDER TO RECORD EVIDENCE
7	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 361	2012	DISPOSED
8	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 368	2012	DISPOSED
9	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 224	2012	SETTLED AMICABLY
10	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 853	2012	DISPOSED
11	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPECIAL DARKHAST 166	2018	SETTLED
12	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SSS NO 116	2013	AWAITING WARRANT
13	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 1038	2013	PENDING FOR SAY
14	CIVIL JUDGE SENIOR DEVISION PUNE	Civil	SPL CS NO 263	2012	SETTLED