

FINANCIAL ENCUMBRANCE CERTIFICATE

Date: 14/09/23

To

Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block,
Bandra Kurla Complex,
(East), Mumbai – 400 051

Dear Sir/ Madam,

Ref.: Project known as “Joyville Celestia Phase 1.” to be constructed on part of the land bearing New Survey No. 6/7/9/10/6 (part) (Old Survey Nos. 6/2 (part), 6/3 (part), 6/4 (part), 6/5 (part), 6/6 (part), 7/2/1 (part) and 7/2/2 (part) situate, lying and being at Village Shewalwadi, Taluka Haveli, District Pune 412 307 (“Property”)

Sub: Declaration of Encumbrance

Following are the details of Encumbrances for the project under reference: -

Deed of Mortgage Cum Charge dated 22nd November, 2022 registered with Office of Sub-Registrar of Assurances Haveli No. 10, Pune under Serial No. 29328 of 2022 executed between Joyville Shapoorji Housing Private Limited, therein referred to as Borrower/ Mortgagor of One Part and IDBI Trusteeship Services Limited as a Security Trustee for Arka Fincap Limited of Other Part, Promoter has created a first ranking exclusive charge by way of registered mortgage over its rights, title and interests inter alia in respect of Project being/ to be developed on said Property in favour of IDBI Trusteeship Services Limited for the benefit of lender on terms and conditions more particularly mentioned therein.

This is for your information and record.

Yours truly,

For -Joyville Shapoorji Housing Private Limited



Jitesh Bonde
[Authorized Signatory]
Date : 14/09/2023
Place : Mumbai