

Ref.:

Date :

ENCUMBRANCE REPORT

Re: **The Plot "C" admeasuring 7798.92 sq.mtrs. (area as per sanctioned plan) out of the sanctioned Layout made in respect of land bearing CTS No. 3876 and bearing corresponding Survey No. 190/2, 191/A/1, 191/B, 192/A and 192/B totally admeasuring 88700 sq. Meters as per VII/XII Extracts and admeasuring 91,846.40 Sq Meters as per Property Card, situate, lying and being at Village-Chinchwad within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pimpri Chinchwad Municipal Corporation.**

On instructions received by us from **Mind Space Reality Private Limited**, a company limited by shares duly incorporated under the provisions of the Companies Act, 1956 having its Registered Office at "Dheeraj Chambers, 2nd Floor, Hazarimal Somani Marg, Mumbai- 400001 being the owner of the above captioned land ("**the said Owner**"), We have caused search to be taken through Shri. Rajesh S. Palse, Advocate who has taken search on the website of Department of Registration and Stamps Government of Maharashtra in respect of the above captioned land.

Such search has disclosed that Vide an Indenture of Mortgage dated 18.03.2014 (duly registered under serial No. 883 of 2014 with the Sub Registrar, Haveli No. 25, Pune) executed by and between the said Owner of the One Part and ICICI BANK LIMITED, a company incorporated under the companies Act, 1956 and a bank with the meaning of the Banking Regulation Act 1949 having its registered office at Landmark, Race Course Circle,

Vadodara 390002, ("the said Bank") of the Other Part, the said Owner availed a Term Loan from the said Bank and mortgaged the above captioned land together with the construction standing/to be carried out thereon as and by way of security against full re-payment of the said loan amount together with the interest thereon and other terms and conditions therein contained. Further, it is represented to us by the said Owner that presently there is no mortgage, charge, liens, attachments, claims, demands or other encumbrances on or against the above captioned Land save and except of the aforesaid Indenture of Mortgage dated 18.03.2014

Hence, relying on the aforesaid representation of the said Owner, we confirm that there are no encumbrances on the above captioned Land save and except of the aforesaid mortgage of the said ICICI BANK LIMITED.. If the facts are different from any of the documents/records and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations pertaining to the encumbrances on the above captioned land, it could have material impact on our conclusions.

Dated this 10th Day of July 2017.

For BENCHMARK LEGAL SERVICES LLP



Nieelam

NIEELAM VERMA, ADVOCATE
PARTNER