

Ref No: 322/17

To,

M/s. RAJESH HABITAT PRIVATE LIMITED,

139, Seksaria Chambers, Nagindas Master Road,

Fort, Mumbai - 400 023.

Sir,

Re :-All that piece and parcels of land together with structures standing thereon bearing Survey No.139 Hissa No.16 and Survey 128 Hissa No.23 admeasuring respectively 30 gunthas and 20.75 gunthas corresponding to CTS Nos. 2650 and 2651, 2652 totally admeasuring 5884.88 sq yards equivalent of 4922.30 sq meters of the Village Dahisar Taluka Borivali in the registration district and Sub-district of Mumbai City and suburban known as Parera Nagar, lying being and situate at Shivaji Chowk, Rawal Pada, Dahisar (East), Mumbai.

Sub :- Encumbrance Certificate

We are issuing this Encumbrance Certificate to you the Promoter **Rajesh Habitat Private Limited (in short promoter)** and **Shri Ganesh Construction Co (in short Co Promoter)** in respect of the above referred property.

- 1 By **Debenture Trust Deed** bearing registration number BORI-2/2352/13 dated **25.03.2013**,Chaubey Realities Private Limited (Partner of M/s. Ganesh Construction Company the Co-Promoter herein) and Others, mortgaged to **Milestone Trusteeship**, the above referred to property along with other properties. Subsequently, Milestones have vide their NOC dated 28-03-2014 confirmed that there are no dues pending with them in respect of the above property. They have also vide their email dated 13.11.2017confirmed that a Deed of Reconveyance will be executed .

- 2 Thereafter **Shri Ganesh Construction Co (the Co Promoters)** and another executed with **M/s. India Infoline Housing Finance Limited (IIHFL)** a Mortgage Deed bearing Registration No. BORI-2/1897/14 dated **02/04/2014** mortgaging the above referred property.
- 3 Thereafter a Joint Development Agreement came to be executed on **14th June 2016**, between **Rajesh Habitat Private Ltd** (Promoters herein) and **Ganesh Construction Company** (the Co promoters) in respect of the above referred property whereby the Promoters became entitled to 77% of development rights.
- 4 The **Co Promoters** and **Promoter** executed in favour of **ILFS Trust and Company Limited (ILFS)** as **Debenture Trustees** a Indenture of Mortgage dated 14th June 2016 bearing Registration No. BRL-6/6008/2016 whereby they have mortgaged 77% of Development rights. **M/s. India Infoline Housing Finance Limited (IIHFL)** vide their NOC dated 17th November 2017 released 77% and that a Deed of Reconveyance to that extent would be executed. Thus 23% of Co-Promoters entitlements continues to remain mortgaged with **M/s. India Infoline Housing Finance Limited** .
- 5 This is to certify **Rajesh Habitat Private Limited (the promoter)**, and **Shri Ganesh Construction Co (the Co Promoter)**, do not have any charge/encumbrances save and except as mentioned hereinabove in respect of the above referred to property. This is however subject to the following :-
 - (a). Milestones executing a Deed of Reconveyance in respect of the above referred property .
 - (b). IIHFL executing a Deed of Reconveyance in respect of the 77% of the Promoters entitlements.

Dated this 24th day of November 2017



Advocate Sandhya Vasudevan Sondhi