

ENCUMBRANCE CERTIFICATE

At the instance of **PARANJAPE SCHEMES (CONSTRUCTION) LTD.** a company registered under the Indian Companies Act, 1956 having registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Next to Tilak Mandir, Vile Parle (East), Mumbai – 400 057 and administrative office at PSC House, CTS No.111+111/2, Anand Colony, Off. Prabhat Road, Pune – 411 004, represented by one of its present Directors, Shrikant Purushottam Paranjape, Age 59 years, occupation: business, hereinafter referred to as **"MY CLIENT"**, I have conducted search for verification of title of all that piece and parcel of land admeasuring 41,100 sq.mtrs. carved out of Survey No.8, Hissa Nos. 3 to,7 and 9 to 14, situated at Village Mhalunge, Taluka Mulshi, District Pune, hereinafter referred to as the said **"LARGER LAND"** more particularly described in the **SCHEDULE I** written hereunder, for two years in continuation to the Certificate of Title dated 03.07.2015 issued by M/s. Rajiv Patel and Associates (the **"PRINCIPAL SEARCH REPORT"**) till date and issued supplementary search and title report on 30.06.2017 (the said **"SUPPLEMENTARY SEARCH REPORT"**), on the basis of and in continuation to the **Principal Search Report**.

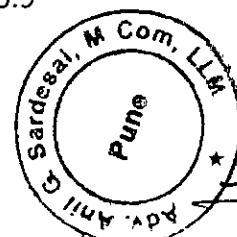
My client has proposed to commence construction of a residential project for senior citizens on a piece and parcel of plot admeasuring 3808.22 sq.mtrs., carved out of the said Larger Land, more particularly described in SCHEDULE II given hereunder, hereinafter referred to as the **"SAID LAND"** and for that purpose to register the said Land along with construction thereon, under project **"ATHASHRI-SYNERGY"**, as a 'Project' u/s.3 of Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as the said **"PROJECT"**.

SCHEDULE I

(Description of the said Larger Land)

The contiguous block of land admeasuring 41,100 sq.mtrs formed of the lands /portions admeasuring Hectares 00 = 17 Ares, Hectares 00 = 09 Ares, Hectares 00 = 93 Ares, Hectares 01 = 13 Ares, Hectares 00 = 11 Ares, Hectares 00 = 32 Ares, Hectares 00 = 48 Ares, Hectares 00 = 56 Ares, Hectares 00 = 54 Ares, Hectares 00 = 34 Ares and Hectares 00 = 42 Ares out of the said lands bearing Hissa Nos.3, 4, 5, 6, 7, 9, 10, 11, 12, 13 and 14 of Survey No.8 excluding therefrom the aggregate area (8500 sq.mtrs) of portions admeasuring Hectares 00 = 01 Ares, Hectares 00 = 02 Ares, Hectares 00 = 20 Ares, Hectares 00 = 01 Ares, Hectares 00 = 18 Ares, Hectares 00 = 17 Ares, Hectares 00 = 12 Ares and Hectares 00 = 14 Ares out of the said lands bearing Hissa Nos.3, 7, 9, 10, 11, 12, 13 and 14 respectively of Survey No.8, Village Mahalunge which have been acquired for National Highway No.4 and which contiguous block admeasuring 41,100 Sq.Mtrs., situated at village Mahalunge, Taluka Mulshi, District Pune, within jurisdiction of registration district of Pune, and bounded as under:

On or towards East	: Balewadi Boundary
On or towards West	: Mumbai Pune Highway
On or towards South	: Adjacent Survey No.9
On or towards North	: Mula River



Anil Sardesai

ADVOCATE

Anil Sardesai

M.COM., LL.M.

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Schedule II

(Description of the said Land)

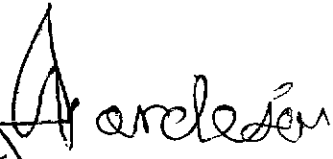
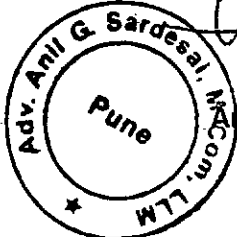
All that piece and parcel of amenity space admeasuring 3808.22 Sq. Mtrs., defined as per sanctioned plan dated 18/11/2016, bearing No.87/16-17, carved out of the said Larger Land more particularly described in the Schedule I above, and bounded as under:

On or towards East	: Proposed 24 Mtrs wide RP Road
On or towards West	: 12 Mtrs wide service road and beyond that Pune Mumbai Highway
On or towards South	: Plot B out of the said Sanctioned Layout
On or towards North	: Plot A out of the said Sanctioned Layout

I therefore, subject to the contents of the Principal Search Report and the Supplementary Search Report, hereby certify that, there is no charge or encumbrance of whatsoever nature on the said Land.

Place : Pune

Date : 10.07.2017



Anil Sardesai
Advocate