

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"**) 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.

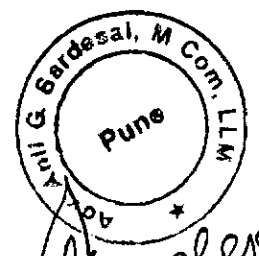
My client has commenced construction of a residential project namely Athashri Synergy hereinafter referred to as the said **"PROJECT"** on a piece and parcel of plot admeasuring 3808.22 sq.mtrs., hereinafter referred to as the **"SAID LAND"**, more particularly described in SCHEDULE II given hereunder, carved out of the said Larger Land, which is duly registered u/s.3 of Real Estate (Regulation and Development) Act, 2016, vide registration No.P52100001787, dated 29.07.2017.

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



ADVOCATE

Anil Sardesai

M.COM., LL.M.

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Erandawane, Pune - 411 004.

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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:

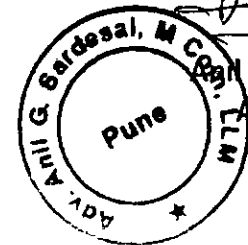
On or towards East	: Proposed 24 Mtrs wide RP Road
On or towards West	: 12 Mtrs wide service road and beyond that Pune Mumbai Highway
On or towards South	: Plot B out of the said Sanctioned Layout
On or towards North	: Plot A out of the said Sanctioned Layout

By an unregistered 'Addendum to Mortgage Deed' executed on 29.08.2017 my client has included the development rights of the said Land possessed by my client, along with present and future construction thereon as security for loan availed from HDFC Ltd. as per the Mortgage Deed dated 10.07.2015 registered at serial No.9562/2015. Thus there is a charge of HDFC Ltd. on the said Land created by the aforesaid Addendum to Mortgage Deed.

Except the said encumbrance of HDFC Ltd. there is no other charge or encumbrance of whatsoever nature on the said Land.

Place : Pune

Date : 27.09.2017



Anil Sardesai
Anil Sardesai
Advocate