

PARANJAPE PREMISES PRIVATE LIMITED

1st Floor,, Flat No. 101,, Somnath Apartment, Ram Mandir Road,,
Vile Parle - East, Mumbai, Mumbai City, Maharashtra, 400057
Maha RERA No.A51900017310



Date : 08th Jan ,2020

ENCUMBRANCE CERTIFICATE

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, [hereinafter referred to as “PSCL”], had undertaken development and construction of the Project “**AZURE ASTER G and H**” [say “**PROJECT**”] on area admeasuring 7621.10 sq. mtrs out of total collectively area admeasuring 02 Hectare 45.4421 R i.e. appox. 24544.21 sq. mtrs, [say “**LARGER LAND**”] situated at S NO 84/1B 84/2B 84/3B (part) 84/4 (part) at Village Tathawade, Taluka Mulshi, Dist. Pune.

The said project is being registered under the provisions of Real Estate (Regulation and Development) Act , 2016 and the rules and regulations thereof .

PSCL has obtained financial assistance by mortgaging the larger Land including the Project land .PSCL has obtained the financial assistance for the Development rights and/or benefits accruing from all that piece and parcel for the Larger Land together with all construction thereon present and future together with all present and future FSI/TDR and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any units constructed on the Larger Land, Charge/Assignment of receivables, both sold/unsold, accruing from sale of units constructed on the Larger Land in favor of HDFC Ltd., Shivajinagar, Pune vide mortgage deeds (i) dated 14/07/2015 , registered at the office of Sub Registrar, No.4 at registration No.11909/2015 on 23/10/2015 and (ii) dated 30/03/2019 , registered at the office of Sub Registrar, Haveli No.15, at registration No.7386/2019 on 30/04/2019.

In short, PSCL hereby states that there is charge/encumbrance of HDFC Ltd on the larger land including the Project land as created by aforesaid Mortgages.

For Paranjape Schemes (Construction) Limited

Authorized Signatory

Place: Pune