



SURAJ

ENCUMBRANCES CERTIFICATE

DETAILS OF ENCUMBRANCES ON PROJECT "THE PALETTE"

This is to certify that, the following encumbrances have been created on Project "**The Palette**" being developed on all pieces and parcels of land bearing Final Plot No 823 of Town Planning Scheme No. IV of Mahim Division in the Registration district and sub-district of Mumbai city Rao Bahadur S. K. Bole Road, Dadar (west), Mumbai 400028, Maharashtra.

PROPERTY DETAILS

All that piece and parcel of the land admeasuring 2657.67 square meters (total plot area 3266.75 square meters excluding an area of 612.08 square meters to be handed over to MGCM as Road Setback Area and Proposed Road as per sanctioned plans) bearing CS no. 124, Final Plot No. 823 of Mahim Division at Town Planning Scheme No. IV of situated at Rao Bahadur S. K. Bole Road, Dadar (W) Mumbai 400028, within the Registration District & Sub District of Mumbai Sub Urban referred to as "**Property**".

Encumbrances on Property:

Name of Mortgagee	Sanction Amount (Rs. in Crores)	Details of Security
Piramal Trusteeship Services Pvt. Ltd. as Security Trustee for the benefit of Piramal Capital And Housing Finance Limited.	200.00 (Term Loan)	- First and Exclusive Charge by way of registered mortgage on the Property. - Hypothecation and Escrow of 100% receivable, both present and future sale of Project "The Palette", including Unsold Units, Project Accounts, ISRA Accounts, etc.
	20.00 (Under ECLGS 2.0)	- Second Charge by way of registered mortgage on the Property, including development Rights in relation to the mortgage property (if any) - Second Charge by way of Hypothecation and Escrow of 100% receivable, both present and future sale of Project "The Palette", including Unsold units, Project Accounts, etc.

We hereby certify and confirm that save and except for the aforementioned encumbrance, there are no other encumbrances created on the Project "**The Palette**".

For Suraj Estate Developers Limited

Authorized Signatory



SURAJ ESTATE DEVELOPERS LIMITED

Aman Chambers, 3rd Floor, Century Bazaar, Prabhadevi, Mumbai, Maharashtra 400025

Call + 91 022 2437 7877 / +91 022 2436 0802 / +91 022 2432 7656 / +91 022 2436 3471

CIN no. U99999MH1986PLC040873

www.surajestate.com