

Date: 25th September 2023

Mahalunge Township Developers LLP
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CIN:L74120MH1985PLC035308

Encumbrance

This is to certify that land parcels being developed as “**Godrej River Royale**” described hereunder is free from encumbrances, save and except for the following mentioned below:

- (i) Mortgage created by the Promoter in respect of the Property in favour of ICICI Bank Limited (“the Lender”) towards construction finance availed from the Lender; and
- (ii) Encumbrances set out in the Legal Title Report dated 21st Day of September, 2023 issued by DSK Legal Advocates and Solicitors together with the CERSAI Report (annexed as Annexure I hereto) and litigations mentioned below:

Sr.No	Name of the Court	Case Type	Petition Type	Case Number / Year	Whether any Preventive / Injunction / Interim Order is Passed	Present Status
1.	District Judge & Additional sessions judge	Civil	Suit	601 / 2014	No	Pending
2.	Civil Judge, Senior Division	Civil	Suit	1233 / 2014	Yes	Pending
3.	Civil Judge, Junior Division	Civil	Suit	170 / 2021	No	Pending

Details of the Property

All that piece and parcel of land bearing **S.No. 42 Hissa No 2/A, S. No. 42 Hissa No 2/B, S.No. 42 Hissa No 3, S.No. 43 Hissa No 2/1, S.No. 43 Hissa No 1, S.No. 44 Hissa No 2, S.No. 44 Hissa No 1** admeasuring in the aggregate 17,705 Sq.m or thereabouts, all situated, lying and being at Village Mahalunge, Taluka Mulshi, District Pune and within the limits of Pune Metropolitan Region Development Authority (**PMRDA**) having the boundaries as follows:

Boundaries East : Partly by CG-04 & Partly by U-06
Boundaries West: By CG-06
Boundaries North: Partly by CG-04 & Partly by CG-05
Boundaries South: Partly by 15.00 Mtr. Wide Road & Partly by 9.00 Mtr. Wide Road

For **Mahalunge Township Developers LLP**



Amol Patil
Authorized Signatory