

**PRASANNA S. TARE**

B. Com, L.L.B

Advocate High Court, Mumbai

124/AA, Amar Chowk, Worli Koliwada, Mumbai - 400 030
Cell.: 9892632599, 7208562419 Email: prasanna.tare@rediffmail.com**NO ENCUMBRANCE CERTIFICATE**

Sub : All that piece or parcel of non-agricultural land or grounds situated lying and being Village Kolkhe, Taluka Panvel, District Raigad, within limits of Grampanchayat Kolkhe, Panchayat Samiti Panvel more particularly described in the table written hereunder, hereinafter collectively referred to as the ("Said Larger Land").

Sr. No.	Old Survey No.	Area	Land	New Survey No	Area	Total Area of New Survey No.
1.	95/4	5560	First Land			5560
2.	97/2	3690	Second Land	97/2/1	3028	3690
				97/2/2	662	
3.	98/9C	700	Third Land	Merged With 98/6/2/1 and 98/6/2/2		
4.	95/2	3660	Fourth Land	95/2/2	3660	3660
5.	95/3A	16630	Fifth Land	95/3/2/1	24121	24630
6.	95/3B	8000	Sixth Land			
7.				95/3/2/2	509	
8.	96	9660	Seventh Land	96/1	919	9660
				96/2	8741	
9.	98/6a/1	6980	Eighth Land	98/6/2/1	2072	13750
10.	98/6a/2	2460	Ninth Land	98/6/2/2	11678	
11.	98/6b	610	Tenth Land			
3.	98/9C	700	Third Land			
12.	98/6d	3000	Eleventh land			
13.	97/1	2000	Twelfth Land			2000
14.	94/1d	9410	Thirteen Land	94/1d/1	5623	9410
				94/1d/2	3787	
15.	95/1	34560	Fourteenth Land	95/1/2/1	12126	34560
				95/1/2/2	19761	
				95/1/2/3	2673	
TOTAL		106920			106920	106920



After going through the relevant documents of title such as 7/12 extract, the Agreements, Lease Deed and New Lease Deed executed between the parties viz. owners and the developers, and the financial accounts maintained by them,

I hereby certify that by and under the Indenture of Mortgage dated 29th December, 2017, executed between Sanvo Resort Private Limited (Mortgagor/Borrower-1) and Marathon Realty Private Limited (Borrower-2) and Piramal Trusteeship Services Private Limited, registered with the office of Sub-Registrar of Assurance at Panvel-3 under Serial No.PVL3/8573/2017 ("the said Mortgage Deed"), the Developer i.e Sanvo Resorts Private Limited has mortgaged all that piece or parcel of Non-agricultural Land or ground admeasuring about 6.68 Acres out of all that piece and parcel of land admeasuring 17.73 acres (said portion) comprising of (1) Survey No. 95/4 (2) Survey No. 97/2/1 (3) Survey No. 97/2/2 (4) Survey No. 95/2/2 (5) Survey No. 95/3/2/1 (6) Survey No. 95/3/2/2 (7) Survey No. 96/1 (8) Survey No. 96/2 (9) Survey No. 98/6/2/1 (10) Survey No. 98/6/2/2 (11) Survey No. 94/1d/1 (12) Survey No. 94/1d/2 (13) Survey No. 95/1/2/1, (14) Survey No. 95/1/2/2 and (15) Survey No. 95/1/2/3 [the buildings namely Zodiac, Zenith, Altis, Avior, Acrux, Atria, Atlas, Aura Triton, Titan (Antila), Vega and Ion] inclusive of unsold flats/units in Marathon Nexzone project as more particularly set out in the said Mortgage Deed with Piramal Trusteeship Services Private Limited, and having its Registered Office at 4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400 013 ("the said Lender") on the terms and conditions as more particularly set out therein.

I hereby further certify that, Phase II and Phase III (buildings namely Aster, Bodhi Cedar, Daffodil) is not mortgage with any institution Save and except mentioned herewith above, there is no other encumbrance of any nature whatsoever on the said larger land which is under development as per approvals granted by the Planning Authority.

Dated this 23rd Day of October 2019

Prasanna S. Tare
Advocate