

Caroa Properties LLP
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel.: +91-22-6169 8500
Fax: +91-22-6169 8888
LLPIN : AAA-8234

ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of land 43 H 57 R 55 P equivalent to approximately 108 acres, bearing Survey Numbers mentioned in First Schedule hereunder situated at Village Talegaon, Taluka Khalapur and Village Khanawale, Taluka Panvel (**"the said Land"**), out of which the Developer intends to commence the development a portion of the said Land admeasuring 15253.419 square meters as mentioned in the Second Schedule (hereinafter referred to as **"Second Phase"**);

We, CAROA Properties LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Vikhroli (E), Mumbai 400 079 (**"Developer"**) are developing property admeasuring 15253.419 square meters out of said Land approximately admeasuring 43 H 57 R 55 P equivalent to approximately 108 acres situated at Village Talegaon, Taluka Khalapur and Village Khanawale, Taluka Panvel, District Raigad owned by Mr. RAVI KHUBCHANDANI, MR. URAAZ BAHL, MR. AVTEJINDER MANN, MR. RIAZ BATLIVALA, MR. ZAHAN BATLIVALA, MR. AMARJIT SINGH and M/s. SWAROOP AGENCIES PRIVATE LIMITED (hereinafter collectively referred to as **"Owners"**) and jointly developing the Project namely **"Godrej City Panvel"** on the above mentioned Land.

The Developer through its Authorized Signatory, Mr. Rajib Das hereby confirm that the said Land and development rights in respect of said Land is subject to mortgage created in favour of Axis Bank Ltd. by Developer vide Deed of Mortgage dated 26th July, 2016 duly registered with the Sub Registrar at Panvel-2 under Serial No. PVL-2/8728/2016 on 26th July, 2016 and vide Mortgage Deed dated 27th August, 2018 duly registered with the Sub Registrar at Panvel- 3 under Serial No. PVL-3/9276/2018 on 27th August 2018.



FIRST SCHEDULE

Description of the said Land

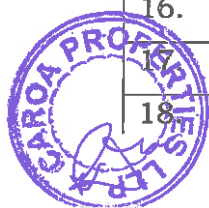
Contiguous agricultural freehold/leasehold land admeasuring approximately 43 H 57 R 55 P equivalent to approximately 108 acres, bearing below mentioned Survey Numbers situated at Village Talegaon, Taluka Khalapur and Village Khanawale, Taluka Panvel.

Part A

All that piece and parcel of land lying being and situate at Village Talegaon, Taluka Khalapur and comprised in the following Gat Nos. and admeasuring in aggregate 15H-17R-51P:

S. No.	Survey No.	Area(H-R-P)
1.	4/1	0-75-00
2.	4/2	0-50-00
3.	4/3	1-74-00
4.	4/4	0-23-00
5.	4/5	0-71-00
6.	4/6	0-46-00
7.	5/2A	2-04-00
8.	5/2B	2-00-00
9.	6/1	0-12-00
10.	6/5	0-58-00
11.	6/6	0-28-00
12.	7/1	1-07-00
13.	7/2	0-41-00
14.	7/3A	0-33-00
15.	7/4	0-25-00
16.	7/B1	0-06-66
17.	7/B2	0-04-16
18.	7/B3	0-04-75

S. No.	Survey No.	Area(H-R-P)
19.	7/B4	0-04-69
20.	7/B5	0-03-16
21.	7/B6	0-03-33
22.	7/B7	0-03-36
23.	7/C1	0-04-83
24.	7/C2	0-03-41
25.	7/C3	0-04-59
26.	7/C4	0-04-34
27.	7/C5	0-04-88
28.	7/C6	0-03-68
29.	7/C7	0-06-40
30.	7/C8	0-04-15
31.	7/C9	0-05-78
32.	7/C10	0-05-88
33.	8/1A1	0-04-12
34.	8/1A2	0-03-85
35.	8/1A3	0-03-64
36.	8/1A4	0-03-64



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S. No.	Survey No.	Area(H-R-P)
37.	8/1A5	0-03-68
38.	8/1A6	0-03-67
39.	8/3A1	0-05-75
40.	8/3A2	0-06-98
41.	8/3A3	0-08-75
42.	8/3A4	0-06-43
43.	8/3A5	0-08-70
44.	8/3A6	0-06-73
45.	8/3A7	0-05-75
46.	8/3A8	0-07-48
47.	8/3A9	0-05-53
48.	8/3A10	0-05-59
49.	8/B1	0-03-51
50.	8/B2	0-03-11
51.	8/B3	0-04-00
52.	8/B4	0-03-72
53.	8/B5	0-03-85
54.	8/B6	0-03-71
55.	8/C1	0-04-92
56.	8/C2	0-05-08
57.	8/D1	0-02-82
58.	8/D2	0-02-93
59.	8/D3	0-03-25
60.	8/D4	0-03-94
61.	8/D5	0-04-86
62.	8/D6	0-05-74
63.	8/D7	0-04-75
64.	8/D8	0-05-60
65.	9/B1	0-04-00
66.	9/B2	0-03-94

S. No.	Survey No.	Area(H-R-P)
67.	9/B3	0-03-14
68.	9/B4	0-03-94
69.	9/B5	0-04-64
70.	9/B6	0-04-00
71.	9/B7	0-04-78
72.	9/B8	0-04-76
73.	9/C1	0-04-25
74.	9/C2	0-04-57
75.	9/C3	0-05-00
76.	9/C4	0-06-05
77.	9/C5	0-04-34
78.	9/C6	0-04-11
79.	9/C7	0-04-35
80.	9/C8	0-04-35
81.	9/C9	0-04-32
82.	9/D1	0-04-42
83.	9/D2	0-04-50
84.	9/D3	0-03-64
85.	9/D4	0-03-51
86.	9/D5	0-03-57
87.	9/D6	0-04-11
88.	9/D7	0-04-35
89.	9/D8	0-04-05
90.	9/2	0-30-00
Total		15-17-51



Part-B

All that piece and parcel of land lying being and situate at Village Khanawale, Taluka Panvel and comprised in the following Gat Nos. and admeasuring in aggregate 28H-40R-04P:

S. No.	Survey Number	Area(H-R-P)	S. No.	Survey Number	Area(H-R-P)
1	30/1	1-25-50	23	69	1-50-00
2	32/2	0-85-30	24	70/1	0-34-00
3	36/1	0-90-80	25	70/2	0-35-00
4	36/2	0-64-50	26	71	0-48-80
5	37/1	0-80-00	27	72	1-50-50
6	37/2	0-39-00	28	73	1-09-00
7	38	1-76-30	29	74	1-38-81
8	39	0-67-00	30	75	0-52-43
9	40	0-61-50	31	76/1	0-52-00
10	41/1	2-26-40	32	76/2	0-43-00
11	41/2	1-20-40	33	78	0-12-80
12	42/1	0-27-60	34	78 (pt)	0-46-20
13	42/3	0-01-00	35	81/2/A	0-82-20
14	42/4	1-10-50	36	81/2/B	1-11-10
15	43	0-22-00	37	63/3	0-17-20
16	44/3	0-16-20	38	65/2	0-12-40
17	44/4	0-52-60	39	112/1(pt)	0-04-10
18	47/1	0-59-90	40	112/2 (pt)	0-25-60
19	47/2	0-60-20	41	36/2	0-64-50
20	50/12	0-22-50	42	37/1	0-80-00
21	50/13	0-43-70	43	37/2	0-39-00
22	68	1-62-00			



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SECOND SCHEDULE

Description of Second Phase

The land admeasuring 15253.419 square meters out of the said Land admeasuring 43 H 57 R 55 P as more particularly described in First Schedule.



Place: Mumbai

Dated this 12th September 2018



Caroa Properties LLP
Through its Authorized Signatory
Mr. Rajib Das

