

AKESH SURENDRA BOHRA

(Advocate)

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Moblie No.- 09423024191

ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERNED THAT

All that piece and parcel of a contiguous block of land admeasuring 41650 sq. mtrs., formed of portions admeasuring 21436.47 sq. mtrs., 6247.50 sq. mtrs., 4165 sq. mtrs., 8452.82 sq. mtrs. and 1348.21 sq. mtrs. bearing respective Plot Nos. A/1, A/2, A/3, A/4 and A/5 out of the sanctioned layout of land totally admeasures 08 Hectors 33 Ares, bearing Gat Number 569 situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region, currently in force and the said contiguous block of land admeasuring 41650 sq. mtrs., bounded as follows that is to say-

On or towards the East : By Pune Ahmednagar Road
On or towards the South : By Land bearing Gat No. 571, Wagholi
On or towards the West : By Plot B out of the Layout of
the Land bearing Gat No. 569, Wagholi
On or towards the North : By Gat No. 559,568,,566,241, Wagholi

Hereinafter for the sake of brevity and convenience aforesaid plot referred to or called as "THE SAID LAND".

That, as per instructions of Topaz Homes LLP, having office at 301, 3rd Floor, Marvel Alaina, Lane No.5, Koregaon Park, Pune - 411001, I have submitted my search report in respect of marketability of title of the Said Land to the said Topaz Homes LLP, on 11/07/2017.

That, a Simple Mortgage has been created on the above captioned land in favour of Housing Development Finance Corporation Limited, a company incorporated under the Indian Companies Act, 1956 and having its registered office at Ramon House, H. T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai - 400 020 and branch office among other places at HDFC House, 1500, University Road, Shivajinagar, Pune 411005, as security for due repayment of Mortgage Debt / Project Finance availed of by the said Topaz Homes LLP from the said Bank. An Indenture of Mortgage was duly executed and registered under Serial No. 6302 of 2016 with the Sub-Registrar, Haveli VIII, Pune.

In my above said Search Report, I have already given reference of the said mortgage.

That, subject to the contents of the said Search Report, I hereby certify that, except the aforesaid encumbrance of **Housing Development Finance Corporation Limited** there is no other charge or encumbrance of whatsoever nature on the Subject Land.

This Encumbrance Certificate is issued at request of Toapz Homes LLP.

Place - Pune

Dated this 11th day of July, 2017.



AKESH SURENDRA BOHRA

ADVOCATE