

Suncity Infrastructures (Mumbai) LLP
Regd. Office: Godrej One,
5th Floor, Pirojshahnagar,
Ester Express Highway,
Vikhroli (E), Mumbai -400 079, India.
Tel:- +91-22-61698500
Fax:- +91-22-61698888
Website: www.godrejproperties.com

LLPIN:- AAG-4860
(Registered with Limited Liability)

Date: - 31st January 2025

NON-ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of land admeasuring **1513.89** square meters or thereabouts, bearing Plot No. 3 and 18, sector 9, Vashi of Village Juhu, Taluka Thane, District Navi Mumbai, Maharashtra 400 703 ("**Project Land**") forming part of the Said land admeasuring in aggregate **18272.710** square meters or thereabouts bearing Plot No. 3 and 18, sector 9, Vashi of Village Juhu, Taluka Thane, District Navi Mumbai, Maharashtra 400 703 ("**Said Land**")

The Developer/Promoter through its Authorized Signatory, **Mr. Vipul Malviya**, hereby confirms the below:

Legal Encumbrance

This is to certify that Phase Land being developed as "**Seabreeze at Godrej Bayview**", described above is not subject to any pending litigations and same is Free from all Legal Encumbrances.

For Suncity Infrastructures (Mumbai) LLP

Authorised Signatory



Suncity Infrastructures (Mumbai) LLP
Regd. Office: Godrej One,
5th Floor, Pirojshah Nagar,
Ester Express Highway,
Vikhroli (E), Mumbai -400 079, India.
Tel:- +91-22-61698500
Fax:- +91-22-61698888
Website: www.godrejproperties.com

LLPIN:- AAG-4860
(Registered with Limited Liability)

FIRST SCHEDULE
(Description of the Said Land)

All that piece and parcel of land admeasuring **18272.71** square meters or thereabouts, bearing plot no 03 & 18 at Sector 9, Vashi, Navi Mumbai of Village: Vashi, Taluka: Thane, District: Thane, Maharashtra 400703

Bounded as follows: -

Towards North	:	JN Type II and 10-Meter-wide road
Towards East	:	Midlands CHS Plot No.17
Towards South	:	18-Meter-wide road
Towards West	:	Type JN-IV Plot No.02

SECOND SCHEDULE
(Description of Project Land)

Free sale FSI having a proposed built-up area of approximately **15,895.41** square meters to be utilized on portion of Said Land.

Suncity Infrastructures (Mumbai) LLP
Regd. Office: Godrej One,
5th Floor, Pirojshahnagar,
Easter Express Highway,
Vikhroli (E), Mumbai -400 079, India.
Tel:- +91-22-61698500
Fax:- +91-22-61698888
Website: www.godrejproperties.com
LLPIN:- AAG-4860
(Registered with Limited Liability)

Date: - 31th January 2025

NON-ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of land admeasuring **1513.89** square meters or thereabouts, bearing Plot No. 3 and 18, sector 9, Vashi, Taluka Thane, District Navi Mumbai, Maharashtra 400 703 ("**Project Land**") forming part of the Said land admeasuring in aggregate **18272.710** square meters or thereabouts bearing Plot No. 3 and 18, sector 9, Vashi of Village Juhu, Taluka Thane, District Navi Mumbai, Maharashtra 400 703 ("**Said Land**")

The Developer/Promoter through its Authorized Signatory, **Mr. Vipul Malviya**, hereby confirms the below:

Financial Encumbrance

The Developer through its Authorized signatory, **Mr. Vipul Malviya**, hereby confirm that Said Land being developed as "**Seabreeze at Godrej Bayview**", described above and in Schedules hereunder and development rights in respect of Said Land are free, clear and marketable from all kind of encumbrances.

I affirm that there exist no mortgages on the Said Land and the same is true and is complete disclosure with respect to the Said Land.

For Suncity Infrastructure (Mumbai) LLP

Authorized Signatory



Suncity Infrastructures (Mumbai) LLP
Regd. Office: Godrej One,
5th Floor, Pirojshahnagar,
Easter Express Highway,
Vikhroli (E), Mumbai -400 079, India,
Tel:- +91-22-61698500
Fax:- +91-22-61698888
Website: www.godrejproperties.com
LLPIN:- AAG-4860
(Registered with Limited Liability)

FIRST SCHEDULE
(Description of the Said Land)

All that piece and parcel of land admeasuring **18272.71** square meters or thereabouts, bearing plot no 03 & 18 at Sector 9, Vashi, Navi Mumbai of Village: Vashi, Taluka: Thane, District: Thane, Maharashtra 400703

Bounded as follows: -

Towards North	:	JN Type II and 10-Meter-wide road
Towards East	:	Midlands CHS Plot No.17
Towards South	:	18-Meter-wide road
Towards West	:	Type JN-IV Plot No.02

SECOND SCHEDULE
(Description of Project Land)

Free sale FSI having a proposed built-up area of approximately **15,895.41** square meters to be utilized on portion of Said Land.