

ENCUMBRANCE DETAILS STATEMENT

This is to certify that 'BAJAJ ELECTRICALS LIMITED', is the owner of the captioned property mentioned in Property Schedule - I, herein below for which this Certificate has been issued and **BRAMHACORP LIMITED**, (formerly being a partnership firm registered under provisions of Indian Partnership Act, 1932 were known as 'M/s. BRAMHA BUILDERS', and subsequently as 'M/s. BRAMHACORP INFRASTRUCTURES' and thereafter, being a company formed and registered under provisions of Chapter / Part IX of Companies Act, 1956 were known as 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' and subsequently as 'BRAMHACORP PRIVATE LIMITED') a Limited Company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 3, Queen's Garden, Gen. Arun Kumar Vaidya Marg, Pune 411001, are holding lawful Development Rights of the said property with lawful vacant peaceful possession over the said property. We have got sanctioned a Layout and are developing a separate Projects within the layout of said property mentioned in the Property Schedule - I. The existing second project of Three Buildings from the entire layout is identified as 'Second Project' of 'FOURTH PHASE DEVELOPMENT' of entire layout and identified as '**F RESIDENCES TOWER NO.S. 5, 6 AND 7**' and is situated on the property mentioned in the 'Property Schedule - II' written herein below and the respective title and rights of owners and developers is clean, clear and marketable and free from reasonable doubts.

On the basis of the details and documents, we state that we have availed a Project Finance for above mentioned subject Project by creating Charge over the Unsold Apartments, from the **PNB HOUSING FINANCE LIMITED** (hereinafter referred to as the "PNBHFL", which expression shall include its successors and assigns wherever the context or meaning so require or permit), a company established under the Companies Act, 1956 and now governed by the Companies Act, 2013 and having registered office at 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi 110001, for development of the said Fourth Project of PHASE FOUR and the Promoters have created Mortgage Charge on the said Fourth Phase Project Land in favour of the said Bank. The encumbrance of the said Financial Institution is kept on proposed buildings from the subject project and said mortgaged land property. This charge is of diminishing nature and which can be discharged in stages by us at the time of selling proposed Apartments to intended purchasers / Allottees from their project known as '**F RESIDENCES TOWER NO.S. 5, 6, AND 7**'. The BRAMHACORP LIMITED, are repaying the agreed installments for said loan without any default and there is no dispute against or from said Financial Institution. There is no any other encumbrance or charge over the subject Project property or any part thereof, which is with Promoters.

'PROPERTY SCHEDULE - I' ABOVE REFERRED TO - THE ENTIRE LAYOUT PROPERTY :-

ALL THAT PIECE AND PARCEL of property bearing,

S. No.	Hissa No.	Area Hec.-Ares
7	1	1 - 63
7	2	0 - 90
7	3	7 - 40
7	4	1 - 44
7	5	2 - 42
8	1/1/2	3 - 42
38A	1B/1	3 - 74.8
38A	1A	00 - 30
38B		0 - 9.24
3	2	00 - 58

totally admeasuring 21 Hectares 93.04 situated at village Wadgaon Sheri, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune and which said land is bounded as under :

Registered Office
Residency Club, 3 Queen's Garden Road, Camp, Pune - 411 001 INDIA
Tel : +91 20 4142 3333 Fax : +91 20 2635 3333
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Formerly
BramhaCorp Infrastructures Private Limited
BramhaCorp Private Limited
CIN : U70101PN2012PLC142705

ON OR TOWARDS THE :

NORTH : By Road
SOUTH : By Sr. No. 6
EAST : By Road
WEST : By Sr. No. 10

Along with easements, appurtenances, available FSI/FAR including the rights to utilize the entire FSI Potential as per prevailing Development Control Rules including TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

'PROPERTY SCHEDULE – II' ABOVE REFERRED TO – THE SECOND PROJECT LAND PROPERTY FOR 'F' RESIDENCES TOWER NO.S 5, 6 AND 7' PROJECT :-

ALL THAT PIECE AND PARCEL of Buildings identified as Tower / Building No. T-5, T-6 and T-7 standing as separate project by utilizing the aggregate FSI / FAR admeasuring 23,804.11 Square Meters over the landed property underneath admeasuring 2793.84 Sq. Mtrs. from the entire layout of the property mentioned in the Property Schedule – I herein above and which is bounded as under :

ON OR TOWARDS THE :

NORTH : By Podium level and Amenity Area,
SOUTH : By side margin land and beyond it the Club House of Larger Layout,
EAST : By Internal Road of Larger layout,
WEST : By Future Project by the side of Tower T-7 and by Podium level and Amenity Area by the side of Tower No. T-5 and T-6.

Date : 14/09/2018

Place : Pune



BRAMHACORP LIMITED
Authorized Signatory

Registered Office

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