

Prasad N. Deo,

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"M. G. Waghere Park"

S. No. 10/4B,

Tapovan Mandir Road,

Near State Bank of India,

Pimpri Gaon,

Pune – 411017

ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER CONCERNED THAT

All that piece and parcel of the part portion of land, adm. about 00H - 45.25, carved out of the land bearing S. No.18/1, total adm. about 03H - 97R, situated at Village Undri, Taluka Haveli, District Pune, and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli and Grampanchayat Village Undri: -

On or towards the East - By part portion of land out of said S. No. 18/1 owned by Nyati Builders Pvt. Ltd.;

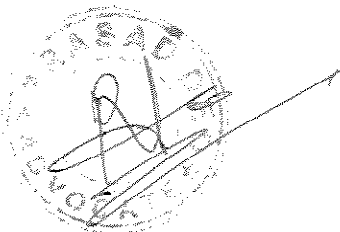
On or towards the South - By part portion of land out of said S. No. 18/1 owned by Mr. Anil Indulkar;

On or towards the West - By part portion of land out of said S. No. 18/1 owned by Mr. Sunil Puneekar;

On or towards the North - By protection wall of S. No. 19 and beyond that part portion of land out of said S. No. 19 owned by Nyati Builders Pvt. Ltd.

Hereinafter for sake of brevity, the above-mentioned land is referred to as "**THE SUBJECT LAND**".

That, as per instructions of M/s. Gagan Developer, 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 Subject Land to the said M/s. Gagan Developers, on 07/07/2017.



That, M/s. Gagan Developers have mortgaged the Subject Land together with building(s) and structures constructed / to be constructed (excluding constructed area admeasuring 27,020 sq. feet) on the same, with **Edelweiss Retail Finance Limited**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Edelweiss House, Off C.S.T Road, Kalina, Mumbai - 400 098, by executing the Mortgage Deed to that effect on 06/07/2017, which is registered in the office of Sub-Registrar, Haveli No.11, at Sr. No. 5845. It further appears that M/s. Gagan Developers have raised loan of an amount of Rs. 6,00,00,000/- (in words Rs. Six Crores only) against the Subject Land together with building(s) and structures constructed / to be constructed thereon (excluding constructed area admeasuring 27,020 sq. feet).

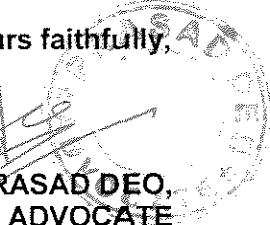
In my above said Search Report, I have already given reference of the said mortgage.

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

This Search Report is issued at request of said M/s. Gagan Developers.

Thanking you,

Yours faithfully,



PRASAD DEO,
ADVOCATE