



Encumbrance Certificate

To Whomsoever It May Concern

We hereby state and declare that following encumbrance exist on the land situate, lying and being at Village Malad (E), Taluka – Borivali admeasuring 32511.99 sq. mtrs. or thereabout bearing C.T.S. Nos.811 A/7 (Pt.), 812, 813, 814 A/1 to A/4, 821, 824, 825 (Pt.), & 844 situate at Janu Bhoys Nagar, Near Shantaram Talav, Malad (East), Mumbai 400 097 within the Registration Sub District and Sub-District of Mumbai City and Mumbai Suburban (“**the Project Land**”):-

- a) Deed of Mortgage(s) with M/s. Indiabulls Housing Finance Limited pertaining to Project Finance availed, on the terms and conditions more particularly stated in the said Deed of Mortgage(s);
- b) Save and except the litigations as mentioned on MahaRERA website, the list of pending cases with respect to eligibility and others not affecting title of the land/project is annexed hereto and marked as **Annexure - “1”**.

Dated this 28th day of July, 2017.

Yours Truly,
For Era Realtors Pvt. Ltd.


(Promoter)

Annexure – “1”

Matters / Issues / Parties
Before The Hon'ble High Power Committee Government of Maharashtra, Mantralaya Complaint/Application no.201 of 2014 Rajendra Prasad Prabhunath Singh V/s. ORDPL
Before The Additional Collector/Competent Authority (ENC/REMV. Dept.) Bandra Appeal no. _ of 2015 Dharmadevi L. Yadav V/s. Dy. Collector & Ors.

