

NEUMEC INFRASTRUCTURE LLP

Self Certified Encumbrances Certificate:

We, **NEUMEC INFRASTRUCTURE LLP**, a Limited Liability Partnership firm, registered under the Limited Liability Partnership Act, 2008, through the hands of its designated and authorized partners/representative Shri Vinod Mehta and Mr. Abhay Chandak having its office address at 807/808, Hubtown Solaris, 8th Floor, N.S. Phalke Marg, Opposite Telli Gally, Near Regency Hotel, Andheri (E), Mumbai 400069, hereby declare that the Project known as **“Ideal Co-operative Housing Society Limited”** (**“the Project”**) is being constructed by us on land being Plot Nos.3,4,5 and 6 admeasuring 1672 yards i.e. 1398 square meters or thereabout and bearing CTS NO. 195/139, 195/140, 195/170, 195/169 lying being and situate at Gulmohar Road, J.V.P.D. Scheme, Juhu, Mumbai - 400 049 (**“Project Land”**), and would like to declare and disclose about the encumbrances of the said Project as under:

- i) The Promoter has availed of credit facilities/financial assistance from JM Financial Credit Solutions Limited (**“Lender”**) vide Indenture of Mortgage dated 19th July 2016, duly registered with the Sub Registrar of Assurances under Sr. No. BDR-4/6461/2016, against, *inter-alia* the security of the development rights to the said Property alongwith the saleable units of the Project and receivables in respect thereof in the manner as setout therein.

We hereby further confirm and declare that save and expect the aforesaid mortgage, the Promoters have not created any other encumbrances on the said Project and Project Land.

For M/s. Neumec Infrastructure LLP



Abhay Shyamsunder Chandak
Authorised Signatory



RATNAKAR GROUP



CHANDAK