



ENCUMBRANCE CERTIFICATE

We, M/S. HASTHSHILP REALTY, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at 1193, ShukrawarPeth, Ganga Smruti Apartment, 1st Floor, Subhash Nagar, Lane No. 3, Pune – 411002, by the hand of one of our Partners, SHRI PARAG MOHAN KOTWAL, do hereby confirm that, We, as Promoters of the Projects known as "Vertical Alcinia Phase I", "Vertical Alcinia Phase II" and "Vertical Alcinia Phase III" comprising the Whole Project known as "VERTICAL ALCINIA" under implementation on lands bearing Pot Hissa Nos.1, 2 and 3 of Hissa No.8A of land bearing Survey No.12, situate at Village Mohammedwadi, Taluka Haveli, District Pune confirm that we have created a Mortgage (Without Possession) of the said lands and the unsold Flats/ Units coming to our share in our said Projects in favour of Indiabulls Commercial Credit Limited, Connaught Place, New Delhi vide a Deed of Mortgage dated 31.07.2018 which has been duly registered under Serial No.6319 of 2018 with the Sub-Registrar, Haveli I, Pune as security for due repayment by us of a Loan availed of by us from the said Bank for completion of the said Whole Project known as "VERTICAL ALCINIA" together with interest accrued thereon. We further confirm that the following does not form part of the property mortgaged by us in favour of the said Indiabulls Commercial Credit Limited:

- i) Five Bungalows to be constructed by the Owners for themselves of the said Land.
- ii) The Amenity Space admeasuring 1977.74 sq.mtrs. of the said sanctioned layout in respect of the said lands – as the same has already been transferred by us in favour of the Municipal Corporation of Pune.

Corporate Office : HASTHSHILP REALTY

1193 Shukrawar Peth, 'Ganga Smruti' Apt., 1st Floor, Subhash Nagar, Lane No. - 3, Pune - 411 002. PH.: +91 20 24476137 / 47

Site Office : S. No. 12, Mohammadwadi, Opp. The Corinthians Club, Pune - 411 028. Contact : 020 26970240



- iii) Portions admeasuring 1115.16 sq.mtrs. and 726.10 sq.mtrs. earmarked to fall under 12 Meter and 18 Meter wide Development Plan Roads respectively.
- iv) All the Units situate in Wing "D" to be construction on Plot No. 2 out of the said sanctioned layout in respect of the said lands and
- v) The Residential Flats in the said Projects and Commercial Units in the said Projects which are to be constructed and handed over by us to the Owners of the said Land.

Dated this 29th day of September 2018.

FOR M/S. HASTHSHILP REALTY

(PARAG MOHAN KOTWAL)

PARTNER

Corporate Office : HASTHSHILP REALTY

1193 Shukrawar Peth, 'Ganga Smruti' Apt., 1st Floor, Subhash Nagar, Lane No. - 3, Pune - 411 002. PH.: +91 20 24476137 / 47

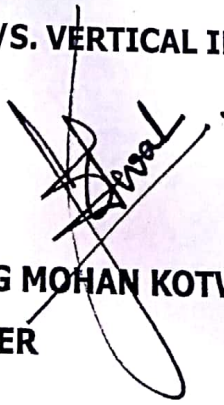
Site Office : S. No. 12, Mohammadwadi, Opp. The Corinthians Club, Pune - 411 028. Contact : 020 26970240

ENCUMBRANCE CERTIFICATE

We, M/S. VERTICAL INFRA, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at 1193, Shukrawar Peth, Ganga Smruti Apartment, 1st Floor, Subhash Nagar, Lane No. 3, Pune – 411002, by the hand of one of our Partners, SHRI PARAG MOHAN KOTWAL, do hereby confirm that, We, as Promoters of the Projects known as "Vertical Oriana Phase I", "Vertical Oriana Phase II" and "Vertical Oriana Phase III" comprising the Whole Project known as "VERTICAL ORIANA" under implementation on lands bearing Hissa Nos.1A, 2A and 2B of Survey No.7 situate at Village Mundhwa, Taluka Pune City, District Pune confirm that we have created a Mortgage (Without Possession) of the said lands and the unsold Flats/ Units (the Gross Sales Proceeds whereof are to be received by us) in our said Projects in favour of the State Bank of India, Commercial Branch, Senapati Bapat Road, Pune vide a Deed of Mortgage dated 11.07.2018 which has been duly registered under Serial No.5686 of 2018 with the Sub-Registrar, Haveli I, Pune as security for due repayment by us of a Loan availed of by us from the said Bank for completion of the said Whole Project known as "VERTICAL ORIANA" together with interest accrued thereon.

Dated this 29th day of September 2018.

FOR M/S. VERTICAL INFRA


(PARAG MOHAN KOTWAL)
PARTNER