

EMBELLISH HOUSES LLP
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400 079. India
Tel.: + 91-22-6169 5500
Fax: + 91-22-6169 8888
LLPIN: AAO-2164

Date: 26.09.2025

NON-ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of land admeasuring **5,823.45** sq. meters, bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division, along with existing structures, situated at Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018, within 'G' South Municipal Limits ("**Phase Land**"). The **Phase Land** forms part of the **Free Sale Land** admeasuring **10,596.35** sq. meters, which in turn forms part of the **Larger Land** admeasuring **20,500** sq. meters, all bearing the same C.S. Nos., located at the same address and within the same municipal limits. Other than the Phase Land and Free Sale Land there is a Rehab Land which also forms part of the Larger Land. The Phase Land, Free Sale Land, Rehab Land & Larger Land are more particularly defined under Schedule hereto.

The Developer/Promoter through its Authorized Signatory, **Mr. Suhas Dumbre**, hereby confirms the below:

Legal Encumbrance

This is to certify that the Phase Land being developed as "**Godrej Trilogy Seafront**" as described above, is subject to pending litigations as mentioned in the Annexure 'A' below.

For EMBELLISH HOUSES LLP.

Authorised Signatory



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ANNEXURE -A

Sr No.	Name of the Court	CaseType	PetitionType	Case Number	Year	Whether any Preventive/ Injunction/ Interim Order is Passed	Present Status
1	Bombay High Court	Civil	Writ Petition	WP/8401/2022	2022	No	Pending

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First Schedule

Description of Larger Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 20,500 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

- On or towards North : by Municipal Drain;
- On or towards South : by boundary of Mahalaxmi Race Course ;
- On or towards East : by Nehru Science Centre; and
- On or towards West : by Nehru Planetarium/Municipal Drain.

Second Schedule

Description of Rehab Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 5,454.41 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

- On or towards North : by D.P. Road / Bridge;
- On or towards South : by the Free Sale Land ;
- On or towards East : by Nehru Science Centre; and
- On or towards West : by the Free Sale Land and the Nehru Centre Land.

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Third Schedule

Description of Free Sale Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 10,596.35 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

- | | | |
|---------------------|---|------------------------------------|
| On or towards North | : | D.P. Road / Bridge & Rehab Plot; |
| On or towards South | : | boundary of Mahalaxmi Race Course; |
| On or towards East | : | Nehru Science Centre and |
| On or towards West | : | Nehru Planetarium/Municipal Drain. |

Fourth Schedule

Description of Phase Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 5,823.45 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

- | | | |
|---------------------|---|-------------------------------------|
| On or towards North | : | Tower – C; |
| On or towards South | : | boundary of Mahalaxmi Race Course ; |
| On or towards East | : | Tower – A ; and |
| On or towards West | : | Nehru Planetarium/Municipal Drain. |

-----Shree-----

Akshay Sthapatya Pvt. Ltd.

Date: - 10th October, 2025

NON-ENCUMBRANCE CERTIFICATE

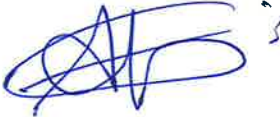
Re: All that piece and parcel of land admeasuring **5,823.45** sq. meters, bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division, along with existing structures, situated at Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018, within 'G' South Municipal Limits ("**Phase Land**"). The **Phase Land** forms part of the **Free Sale Land** admeasuring **10,596.35** sq. meters, which in turn forms part of the **Larger Land** admeasuring **20,500** sq. meters, all bearing the same C.S. Nos., located at the same address and within the same municipal limits. Other than the Phase Land and Free Sale Land there is a Rehab Land which also forms part of the Larger Land. The Phase Land, Free Sale Land, Rehab Land & Larger Land are more particularly defined under Schedules hereto.

The Co-Promoter, Akshay Sthapatya Private Limited, through its Authorized Signatory, Mr. Abhishek Jain, hereby confirms the below:

Legal Encumbrance

This is to certify that the Phase Land being developed as "**Godrej Trilogy Seafront**" as described above, is free from any litigations, except the pending litigation mentioned in the Annexure 'A' below, which is not material in nature.

For AKSHAY STHAPATYA PRIVATE LIMITED



Authorised Signatory



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Akshay Sthapatya Pvt. Ltd.

ANNEXURE -A

Sr. No.	Name of the Court	Case Type	Petition Type	Case Number	Year	Whether any Preventive/ Injunction/ Interim Order is Passed	Present Status
1	Bombay High Court	Civil	Writ Petition	WP/8401/2022	2022	No	Pending



Akshay Sthapatya Pvt. Ltd.

First Schedule Description of Larger Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 20,500 square meters together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North	:	by Municipal Drain;
On or towards South	:	by boundary of Mahalaxmi Race Course ;
On or towards East	:	by Nehru Science Centre; and
On or towards West	:	by Nehru Planetarium/Municipal Drain.

Second Schedule Description of Rehab Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 5,683.89 square meters (being a portion of Larger Land) together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North	:	by D.P. Road / Bridge;
On or towards South	:	by the Free Sale Land ;
On or towards East	:	by Nehru Science Centre; and
On or towards West	:	by the Free Sale Land and the Nehru Centre Land.

Third Schedule Description of Free Sale Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 10,596.35 square meters (being a portion of Larger Land) together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North	:	D.P. Road / Bridge & Rehab Plot;
On or towards South	:	boundary of Mahalaxmi Race Course;
On or towards East	:	Nehru Science Centre and
On or towards West	:	Nehru Planetarium/Municipal Drain.



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Akshay Sthapatya Pvt. Ltd.

Fourth Schedule Description of Phase Land

All that pieces or parcels of land or ground bearing C.S. Nos. 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 5,823.45 square meters (being a portion of Free Sale Land) together with the structures standing thereon within 'G' South Ward and situate lying and being at Dr. A.B. Road, Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

On or towards North	:	Tower – C;
On or towards South	:	boundary of Mahalaxmi Race Course ;
On or towards East	:	Tower – A ; and
On or towards West	:	Nehru Planetarium/Municipal Drain.

