

Godrej Properties Ltd.
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079, India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com
CIN : L74120MH1985PLC035308

DATE: 21.11.2023

LEGAL NON ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of freehold land or ground admeasuring 4265.50 square meters or thereabouts as per the Property Register Cards, in aggregate, bearing CTS Nos. 418, 418/1 to 418/11 of Village Deonar, Taluka Kurla, Registration District of Mumbai Suburban, situate, lying and being at Deonar Farm Road, Deonar, Mumbai 400088 as mentioned in First Schedule. Developer intends to commence the development of the area admeasuring 4265.50 sq. mtrs. consisting of 1 (One) tower, that is **"Godrej Sky Terraces" ("Project")** comprising of 2 Basements + Ground floor + 2 Podiums + 3rd Amenity Floor + 4th to 18th habitable floors (*proposed to be constructed to a maximum of 24 upper floors*)

We, **GODREJ PROPERTIES LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at Godrej One, 5th Floor, Pirojshanagar, Vikhroli (E), Mumbai 400 079 (**"Developer/Owner"**) are the owners of the Land and are currently developing **"Godrej Sky Terraces" ("Project")**

The Developer/Owner through its Authorized Signatory, Mr. Himanshu Rai, hereby confirms the below:

Legal Encumbrance

This is to certify that Project Land being developed as **Godrej Sky Terraces** described above are free from legal encumbrances and no litigation pending upon the Project Land.

For **GODREJ PROPERTIES LTD.**



Mr. Himanshu Rai
(Authorized Signatory)

The Godrej logo, featuring the word "Godrej" in a stylized, colorful font.

First Schedule hereinabove referred to

(Description of the Land)

ALL THAT piece or parcel of freehold land or ground admeasuring 4265.50 square meters or thereabouts as per the Property Register Cards, in aggregate, bearing CTS Nos. 418, 418/1 to 418/11 of Village Deonar, Taluka Kurla, Registration District of Mumbai Suburban, situate, lying and being at Deonar Farm Road, Deonar, Mumbai 400088 and bounded as follows i.e., to say:-

On or towards North : Existing Nallah;

On or towards East : Existing Nallah

On or towards West : CTS No. 414, Property formerly of Berozebar Ardeshir Shapurji Narialwala ; and

On or towards South : 13.40 mt. wide road

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Godrej