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Date: 20, January 2024

NON ENCUMBRANCE CERTIFICATE

This is to certify that land parcels being developed as "**Godrej Reserve Wing 1**" described hereunder are not subject to any mortgage and are free from encumbrances. A list of pending litigations has been annexed with the Legal Title Report uploaded on MahaRERA portal, as Annexure A and also reproduced below:

Tenancy Suits before Court of Small Causes at Mumbai (Bandra Branch)

13 suits were filed by Bombay Gaurakshak Mandali (BGM) and others for the relief of eviction and possession against its employees who are in possession of the rooms on the structure known as "Gowshala", situate on land bearing C.T.S. No. 146, near godown at Akurli Road, Kandivali (East), Mumbai as gratuitous licensees with their license being duly terminated, the details of which are as follows:

Sr. No.	Suit details	Name of the parties	Status	Observation
1.	P Appeal No. 39 of 2021	Kamlesh Rai (son of Trishuldhari Jaynarayan) vs. BGM	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
2.	P Appeal No. 40 of 2021	Jadavati Devi Dube, Devendra Kumar Dube and Ashish Kumar Dube (legal heirs of Ramchandra Rajaram Dube) vs. BGM	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
3.	P Appeal No. 41 of 2021	Udaynath Mafatlal Sharma vs. BGM	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property

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Sr. No.	Suit details	Name of the parties	Status	Observation
4.	P Appeal No. 42 of 2021	Kamlashankar Tripathi vs. BGM	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
5.	L.E. & C. Suit No. 12/15 of 2012	BGM and others vs. Biraji B. Bavdane	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
6.	L.E. & C. Suit No. 13/16 of 2012	BGM and others vs. Laxmi D. Chavan	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
7.	L.E. & C. Suit No. 14/17 of 2012	BGM and others vs. Vithabai P. Jogale	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
8.	L.E. & C. Suit No. 15/18 of 2012	BGM and others vs. Savitri Vithal Akhade	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
9.	L.E. & C. Suit No. 16/19 of 2012	BGM and others vs. Savya B. Kolapte	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
10.	L.E. & C. Suit No. 17/20 of 2012	BGM and others vs. Gangaram N. Mahadik	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property

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Sr. No.	Suit details	Name of the parties	Status	Observation
11.	L.E. & C. Suit No. 18/21 of 2012	BGM and others vs. Baban Gangaram Gavade and Vithal Gangaram Gavde	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
12.	L.E. & C. Suit No. 195/215 of 2014	BGM and others vs. Deelip Shankar Chavan and Ganesh Shankar Chavan	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property
13.	L.E. & C. Suit No. 216 of 2014	BGM and others vs. Matao Dukhi Kumbhar	Pending	The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property

Application 1 of 2023 before the Hon'ble Joint Charity Commissioner

Aggrieved by the Charity Commissioner Order Order dated October 27, 2022 read with Order dated November 10, 2022, whereby sanction was accorded to the trustees of BGM to sell / alienate the right, title and interest in respect of the Larger Property in favour of GPL, Vetrivel M. Devendran and 34 others filed Application bearing No. 1 of 2023 before the Hon'ble Joint Charity Commissioner against the trustees of BGM and GPL, inter alia praying that the Charity Commissioner Order be revoked. The said Application and the same is pending. The said litigation does not affect the rights of the GPL is respect of the said Larger Property including the Project Property.

The Promoter stats that the said pending litigations do not affect the rights of the Promoter is respect of the said Project. Accordingly, the pending litigation do not constitute legal encumbrance.

Details of the Project Property

All that piece and parcel of land admeasuring 1,701.29 square meters or thereabouts, consisting of CTS Numbers 146/2(pt), 146/3(pt), 146/4(pt), at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District - 400101 and bounded as follows:

North	Akurli road, CTS 144/1, 145
South	Wing-2
East	Prop. 18.30 meter DP road
West	Extended podium, Prop 13.40 meter DP road

forming part of the layout land admeasuring 45,811.67 square meters or thereabouts consisting of CTS Numbers 146/1(pt), 146/2(pt), 146/3(pt), 146/4(pt), 146/4, 146(pt), 146/7(pt), 125(pt), 126(pt), 127(pt)

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("**Layout Land**"), which further forms part of larger property admeasuring 75,328.10 square meters or thereabouts comprising of CTS Numbers 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 situate, lying and being at Village Akurli, Taluka Goregaon (as per Property Register Cards) and Taluka Borivali (as per 7/12 extracts), Mumbai Suburban District - 400101 ("**Larger Land**").

For Godrej Properties Limited

GODREJ PROPERTIES LIMITED MUMBAI

Mr. Sanjay Bhagat
Authorised Signatory

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