ADVOCATE
Anil Sardesai
M.COM., LL.M.

CTS No. : 40/11, F. P. No. 56/11,
Silver Breeze Apt., Bhonde Colony,
Erandawane, Pune - 411 004.
Phone : 25433166.
E-mail : sardesaianil@yahoo.com

ENCUMBRANCE CERTIFICATE

At the instance of **MATRIX DEVELOPERS PVT. LTD.** a company duly registered and incorporated under the Indian Companies Act, 1956, having its registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Vile Parle (East), Mumbai 400 507 and having site office at Forest Trails, Survey No.97, Matalwadi Road, Bhugaon, Taluka Mulshi, Dist. Pune through its Director, Shri. Sudesh Khatawkar herein after referred to as "**MY CLIENT**", I had issued two Supplementary Search and Title Reports dated 06.03.2014 and 25.02.2016 of all that pieces and parcels of lands totally admeasuring 52 Hectares 64.95 Ares, all situated at Village Bhugaon, Tal. Mulshi, District Pune, hereinafter referred to as the said "**TOWNSHIP LANDS**", on the basis of and in continuation of the Title and Search Report issued by Adv. A.R. Kulkarni, Sadanand Apartments, 2nd floor, 977/A-3, Gokhale Nagar road, Bhamburda, Pune – 411 016, on 01/06/2012 (the "**PRINCIPAL SEARCH REPORT**").

Thereafter from time to time I had issued various Search and Title Reports and subsequent Supplementary Search Reports in respect of additional lands or rights therein as and when acquired by my client, and included in the said Township Lands, hereinafter collectively referred to as the "**SUBSEQUENT SEARCH REPORTS**", thereby increasing area of the said Township Land to *68 Hectares 24.50 Ares*, more particularly described in Schedule I written hereunder.

The property more particularly described in Schedule II given hereunder carved out of the said Township Lands, is hereinafter referred to as the "**PROJECT LAND**", which along with Tower 7 & 8 being constructed thereon, under project "Forest Trails Highland Tower 7 & 8" is being registered as a Project u/s.3 of Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as the said "**PROJECT**".

SCHEDULE I

(Description of the said Township Land)

All those pieces and parcels of land totally adm. 68 Hectares 24.50 Ares i.e. 682450 Sq. Mtrs, situated at Village Bhugaon,Taluka: Mulshi, District: Pune, within the limits of Zilha Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub-District Taluka Mulshi (Paud), District : Pune consisting of pieces of lands bearing Survey Nos. and Areas as follows:

Sr. No.	*Survey/ Hissa No.*	*Area of land* *Hectare Ares*
1.	*16/1*	*0 45*
2.	*19/1*	*0 55*
3.	*21/1*	*0 57*
4.	*35/1*	*0 08*
5.	*35/2*	*0 11*
6.	*38/1*	*0 44.40*
7.	*44/5*	*0 20.48*
8.	*44/5/1*	*1 12.52*
9.	*80/1(part)*	*2 00.00*
10.	*83 (part)*	*4 66.69*
11.	*83 (part)*	*2 90.00*

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12.	84/2 (part)	0	12.50
13.	84/2 (part)	0	05.48
14.	84/2 (part)	4	20.06
15.	85/1A	4	47.60
16.	85/1B (part)	1	19.40
17.	86/1/1	3	08
18.	86/1/2	3	95.20
19.	86/2	0	40
20.	88/2	0	62.90
21.	88/3 (part)	0	54.50
22.	89/1(part)	0	13.00
23.	89/2(part)	0	47.50
24.	90/2 (part)	1	77.10
25.	91	0	70
26.	92/1	0	24
	92/2	0	35
27.	93/1	0	08
	93/2	0	66
28.	94	0	42
29.	95	0	11
30.	96/2	0	11
	96/1	0	17
31.	97	0	20.50
32.	98	0	18
33.	99/1	0	37
34.	99/2	0	41
35.	99/3	0	34
36.	100/1/1	0	42
37.	100/1/2	0	42
38.	101/1	2	29

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39.	*101/2*	*0*	*80*
40.	*102/1/1*	*0*	*40*
41.	*102/1/2*	*0*	*27*
42.	*102/1/3 (part)*	*0*	*09*
43.	*102/1/3 (part)*	*0*	*05*
44.	*102/3/1 (part)*	*0*	*24*
45.	*102/3/2*	*0*	*44*
46.	*102/4*	*0*	*88*
47.	*102/5*	*0*	*07*
48.	*103/1/1A*	*0*	*21*
49.	*103/1/1B*	*0*	*20*
50.	*103/2*	*0*	*41*
51.	*103/3*	*0*	*82*
52.	*106/2B/2*	*0*	*40*
53.	*106/2B/3*	*0*	*40*
54.	*106/2B/4*	*0*	*40*
55.	*106/2C/2*	*0*	*40*
56.	*106/2C/3*	*0*	*40*
57.	*106/2C/4*	*0*	*40*
58.	*106/3*	*0*	*40*
59.	*106/4*	*0*	*40*
60.	*112 (part)*	*4*	*13.76*
61.	*113/1/1,*	*0*	*40*
62.	*113/1/2,*	*0*	*40*
63.	*113/1/3,*	*0*	*40*
64.	*113/1/4,*	*0*	*40*
65.	*113/1/5,*	*0*	*40*
66.	*113/1/6,*	*0*	*40*
67.	*113/1/7*	*0*	*34*
68.	*97 (part)*	*0*	*20.5*

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69.	*100/2*	*0*	*83*
70.	*102/2*	*0*	*88*
71.	*84/1(part)*	*3*	*53.60*
72.	*84/2(part)*	*0*	*14.41*
73.	*112 (part)*	*0*	*79.24*
74.	*83 (part)*	*1*	*47.16*
75.	*84/2 (part)*	*0*	*40*
76.	*84/2 (part)*	*0*	*03.00*
77.	*36 (part)*	*2*	*66.8*
78.	*36 (part)*	*0*	*51*
79.	*40/1*	*0*	*21.20*

All the 79 pieces of lands described as above, along with along with all the rights of easement and appurtenances therewith.

0-0-0-0-0

SCHEDULE II
(Description of the Project Land)

All that piece and parcel of portion of land admeasuring 6735 sq.mtrs. out of Sector No.R12 (part) of the said Township Land on which project 'Forest Trails Highland Tower 7 & 8' is being constructed, which land is bounded as follows as per sanctioned PLU dated 29.09.2016 :-

On or towards East	:	By Sector G40A
On or towards West	:	By Sector No.R12B and OS7
On or towards North	:	By Sector R12 (Part)
On or towards South	:	By 18 mtr. Township Road and Sector G40A (part)

As per mortgage deed dated 04/05/2017, registered in the office of Sub Registrar Mulshi (II) on the same day, at serial No.5242/ 2017, My Client has mortgaged certain portion of the Whole Land (pertaining to the Whole Project – Forest Trails) including the entire Project Land, together with construction thereon – both present and future, together with present and future T.D.R./ F.S.I. and any accruals/ income/ claims that may arise from the Project Land/ construction thereon and all receivables from sale of any unit constructed both present and future on the Project Land, in favour of HDFC Ltd., Shivajinagar, Pune

Subject to the contents of the Principal Search Report and the Subsequent Search Reports, I hereby certify that, except the aforesaid encumbrance of HDFC Ltd. there is no other charge or encumbrance of whatsoever nature on the said Project Land.

Place : Pune
Date : 16.06.2017

Adv. Anil G. Sardesai, M Com, LLM Pune

Anil Sardesai
Advocate