

ENCUMBRANCE CERTIFICATE

At the instance of FLAGSHIP INFRASTRUCTURE PVT. LTD. a company duly registered and incorporated under the Indian Companies Act, 1956, having its registered office at 101, Somnath, Ram Mandir Road, Vile Parle (East), Near Tilak Mandir, Mumbai 400 057 and having site office at Survey No. 119 (part) to 125 + 154(part) to 160 + 160/2 to 171+ 173, Plot No.1, Blue Ridge, behind Cognizant, Rajiv Gandhi Infotech Park-Phase I, Hinjawadi, Pune: 411 057, through its Director, Shri. Abhijit Prakash Kadam hereinafter referred to as "MY CLIENT", I have investigated title and issued various separate Title and Search Reports of all that pieces and parcels of lands totally admeasuring 43 Hectares 56.74 Ares, situated at Village Hinjawadi, Tal. Mulshi, District Pune, more particularly described in Schedule I given hereunder, and referred hereinafter as the said "TOWNSHIP LAND" from time to time on 21/08/2008, 25/10/2008, 02/03/2009, 16/02/2009, 02/04/2009, 28/04/2009 (collectively the said "SEARCH AND TITLE REPORTS") and subsequently issued Supplementary Search Reports thereto on 21/12/2010, 27/10/2010, 17/03/2009, 06/04/2009, 10/03/2010, 26/07/2011, 14/10/2011, 13/09/2012, 04/01/2013, 16/10/2013, 25/11/2014, 14/08/2015 and 15.05.2017 (collectively the said "SUPPLEMENTARY SEARCH REPORTS").

The property more particularly described in Schedule II given hereunder carved out of the said Township Land, is hereinafter referred to as the "PROJECT LAND", which along with Tower B9 being constructed thereon, under project "Blue Ridge-The Lofts" 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)**

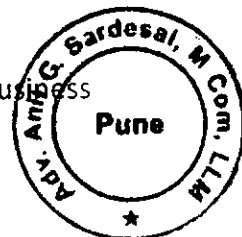
All that piece and parcel of land bearing new renumbered Survey No.119 P to 125+154 P to 160+160/2 to 171+173 Plot No.1 admeasuring 43 Hectar 56.74 Ares, situated at Village Hinjewadi, within the Registration District- Pune, Sub-registration District Mulshi (Paud), Taluka-Mulshi and within the limits of Grampanchayat Hinjawadi, Taluka Panchayat Mulshi and Zilla Parishad Pune and which is collectively bounded as follows:-

- | | |
|-----------------------|--|
| On or towards East : | By 18 Meter internal township road and beyond that remaining area of S. No.122 of Blue Ridge Township |
| On or towards South : | By 18 Meter internal township road and beyond that remaining area in S. Nos.123, 124, 125, 168/5, 168/10, of Blue Ridge Township |
| On or towards West : | By 18 Meter internal township road |
| On or towards North : | By 18 Meter internal township road beyond that notified SEZ area of Blue Ridge Township |

SCHEDULE II**(Description of the Project Land)**

All that piece and parcel of portion of land admeasuring 7926.75 sq.mtrs. out of the User Zone R1 being part of the Township Land along with Tower B9 being constructed thereon, under project "Blue Ridge-The Lofts", which land is bounded as follows:-

- | | |
|-----------------------|--|
| On or towards East : | By internal Township Road |
| On or towards West : | By Symbiosis institute of international business |
| On or towards North : | By 30 mtr. road |
| On or towards South : | By open space in layout |



recd 1. *Anil Sardesai*

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

As per mortgage deed dated 29/07/2013 vide registration No.7310/2013 on 12/09/2013, registered in the office of Sub Registrar Mulshi (II), My Client has *inter alia* mortgaged all that piece and parcel of the Project Land, with all construction thereon, present and future, together with all future and present T.D.R./ F.S.I., any accruals/ claims/ income that may arise from the same, charge on the entire sales receivables both sold and unsold, accruing from the Project – both present and future in favour of HDFC Ltd., Shivajinagar, Pune.

Subject to the contents of the said Search and Title Reports and the Supplementary 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 : 14.06.2017



Anil Sardesai

Anil Sardesai
Advocate

NR. Katdare