

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").

My client has commenced construction of Project 'Blue Ridge-The Lofts', hereinafter referred to as the said "PROJECT", on a piece and parcel of land admeasuring 7926.75 sq.mtrs., more particularly described in Schedule II given hereunder, hereinafter referred to as the "PROJECT LAND", carved out of the said Township Land. The said Project is duly registered u/s.3 of Real Estate (Regulation and Development) Act, 2016, vide registration No.P52100000060, dated 22.06.2017.

SCHEDULE I**(Description of the said Township Land)**

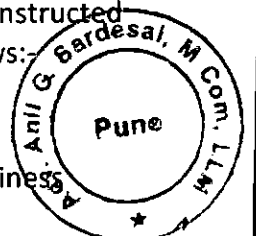
All that piece and parcel of land bearing new renumbered Survey No.119 P to 125+154 P to 160+160/2 to 171+173 Plot No.1 admeasuring 43 Hectar 56.74 Ares, situated at Village Hinjewadi, within the Registration District- Pune, Sub-registration District Mulshi (Paud), Taluka-Mulshi and within the limits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



Anil Sardesai

ADVOCATE

Anil Sardesai

M.COM., LL.M.

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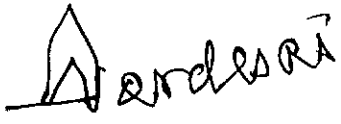
By a Deed of Release/Re-conveyance dated 22.08.2017, registered at the office of Sub Registrar, Mulshi-2 at serial No.10764/2017, Housing Development Finance Corporation Ltd. having registered office at Ramen House, H T Parekh Road, 169, Backbay Reclamation, Churchgate, Mumbai has released its charge inter alia on the Project Land created by the mortgage deed dated 29/07/2013 registered in the office of Sub Registrar Mulshi (II) at registration serial No.7310/2013 dated 12/09/2013.

Subsequently, by a Deed of Mortgage dated 04.09.2017, registered at the office of Sub Registrar, Mulshi II, at registration serial No.11785/2017 on the same date, My Client has mortgaged an area admeasuring 330723.12 sq.mtrs. out of the Township Land and construction thereon including the Project Land and excluding Tower B1 to B4, B6, B7, B8, Convenience Shopping, Slim Fit B1 to B8 Shopping, T1 to T14, T20 to T23, shops situated in Tower 7 & 8 and also excluding area handed over to M.S.E.B to Piramal Trusteeship Services Pvt. Ltd., having registered office at Piramal Tower Annex, 4th floor, Next to Peninsula Corporate Bank, G.K. Marg, Lower Parel (W), Mumbai 400 013.

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 Piramal Trusteeship Services Pvt. Ltd., there is no other charge or encumbrance of whatsoever nature on the said Project Land.

Place : Pune

Date : 27.09.2017


Anil Sardesai

Advocate

