SACHIN AGRAWAL

Advocate

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ENCUMBRANCE CERTIFICATE

I hereby certify that M/s. GOEL GANGA INFRASTRUCTURE & REAL ESTATE PRIVATE LIMITED having its Registered Office at San-Mahu Commercial Complex, 5, Bund Garden Road, Pune 411001, having legal and marketable title of All that piece and parcel of land or ground admeasuring 23090 sq.mtrs. equivalent to 248540.29 sq.ft. popularly known as "BUTY MAHAL" bearing Khasra No.320 and bearing corresponding CTS Nos. 3116 to 3128 (both inclusive) situate, lying and being at Ward No.3, Mouza: Sitabuldi within the Registration District and Sub-District of Nagpur and within the limits of the Nagpur Improvement Trust and the Nagpur Municipal Corporation and the same is free from encumbrances save and except mentioned in title report.

M/s. GOEL GANGA INFRASTRUCTURE & REAL ESTATE PRIVATE LIMITED had taken a loan amounting to Rs. 225,00,00,000/- by mortgaging the above said property to the finanacial institution i.e. PNB Housing Finance Limited Company. The Mortgage deed is registered at Serial No. 6876/2017on 25.10.2017 with the office of SRO, Nagpur- 1.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Subject to the contents of search report, there is no charge or encumbrances except mentioned hereinabove on the said lands.

Nagpur
Dated : 18.02.2020

Adv. Sachin Agrawal

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