

DETAILS OF ENCUMBRANCES

To,
Maharashtra Real Estate Regulatory Authority.

SUBJECT - ENCUMBRANCE ON SAID PROJECT VENKATESH GRAFFITI ELAN PHASE - 1 i.e. Wing - B, VENKATESH GRAFFITI ELAN PHASE - 2 i.e. Wing - A

REF. - Registration of Project Venkatesh Graffiti Elan Phase-1 & 2 located at S. No. 32/2B at village Keshavnagar Mundhwa, Taluka Haveli District Pune and within the limits of Pune Municipal Corporation - Pune and the area admeasuring "0 H 69 Ares".

Dear Sir,

We Shree Venkatesh Buildcon Pvt Ltd, having the office at Office No- 701 & 702, Vikram Monarch , Opp. Modibaug, Ganeshkhind Road, Shivajinagar Pune: 411016, through its Chairman & Managing Director **MR. ANKUSH BHIMRAO ASABE** has following encumbrance on captioned project -

Sr. No.	Details		
1	Project Name	Venkatesh Graffiti Elan Phase 1 in form of Wing B, Venkatesh Graffiti Elan Phase 2 in form of Wing A,	
2	Situated at	Land Bearing Survey No. 32/2B, Keshavnagar Mundhwa, Pune - 411036.	
3	Details of proposed Phases	Wing/ Building	Phases
		B	I
		A	II
4	Loan avail from	State Bank of India, Deccan Gymkhana Branch, Pune.	
5	Mortgage Deed amount	23,00,00,000/- (Rupees Twenty Three Crores Only)	
6	availed the loan	on plot of land admeasuring 6900 Sq. Mtrs. along with proposed Residential Phases i.e. Phase- I (Wing 'B') and Phase- II (Wing 'A')	

		along with units in the larger project "Venkatesh Graffiti Elan".
7	Mortgage Deed Registration Details	Executed on 18/03/2020 same has been registered on 26/05/2020, in the office of Sub Registrar Haveli 20 (Katraj) at Sr. No. 5500/2020. Further Charge executed on 29/11/2021 same has been registered on 29/11/2021, in the office of Sub Registrar Haveli 22 at Sr. No. 14329/2021.

The said project is thus free from all encumbrances and charge except the encumbrance in form of Project Finance disclosed in the Search and Title Report of the advocate.

This Declaration is given on the basis of knowledge and the relevant documents of title relating to project land.

Date - 24/01/2023
Place - Pune

Shree Venkatesh Buildcon Pvt Ltd

Through its Chairman and Managing Director




MR. ANKUSH BHIMRAO ASABE