

DETAILS OF ENCUMBRANCES

To,
Maharashtra Real Estate Regulatory Authority.

SUBJECT -ENCUMBRANCE ON SAID PROJECT VENKATESH VIOM BUILDING A AND B.

REF. - Registration of Project VENKATESH VIOM, located at SR. No. 78/173/3/1 at village Bhusari Colony, Kothrud Taluka Haveli District Pune -411038 and within the limits of Pune Municipal Corporation - Pune and the area admeasuring "2800 Sq. Mtrs".

Dear Sir,

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

- a) Project Finance from State Bank of India – Deccan Gymkhana Branch Pune on the Said Project.

Sr. No.	Details		
1	Project Name	Venkatesh Viom in form of Building/Wing A & B.	
2	Situated at	Land Bearing Sr. No. 78/173/3/1, Bhusari Colony Kothrud, Pune – 411038.	
3	Details of proposed Phases	Wing/ Building	Phases
		A & B	NA
4	Loan avail from	State Bank of India, Deccan Gymkhana Branch Pune.	
5	Mortgage Deed amount	20,00,00,000/- (Rupees Twenty Crores Only)	
6	availed the loan	on plot of land admeasuring 2800 Sq. Mtrs. along with proposed Residential Wing/ Building A & B, along with units in the larger project "Venkatesh Viom"	
7	Mortgage Deed Registration Details	Executed on 12/08/2022 same has been registered on 12/08/2022, in the office of Sub Registrar Haveli 13 at Sr. No. 10877/2022.	

b) Special Civil Suit No 1757-2021

Special Civil Suit No.	1757/2021
Misc. Civil Appeal filled on	27/10/2021
Court Name	3RD JOINT C.J.S.D AND ADDL C.J.M PUNE
Filed by	Mr. Haribhau Nivrutti Kumbare and others

c) Misc. Civil Appeal No -395/2022

Misc. Civil Appeal No	395/2022
Misc. Civil Appeal filled on	28/12/2022
Court Name	District Court, Pune,
Appeal filed against	Order below Exh. 5 in Special civil Suit No. 1757/ 2021

The said project is thus free from all encumbrances and charge except the encumbrance mentioned herein above also 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 DEVELOPERS

Through its proprietor

MR. ANKUSH BHIMRAO ASABE