

KANIKA INFRACON LLP

Encumbrance Letter

I Mr. Bharat D. Agarwal, Age about 49 years, Hindu inhabitant of 1, Adams Court, Baner road, Baner, Pune-411045, am designated partner of the KANIKA INFRACON LLP (hereinafter referred to as the "Promoter") and the promoter of the ongoing real estate project –The Balmoral Hillside - Tower - B, Phase - I out of the residential project "The Balmoral Hillside" (for short "The Balmoral Hillside – Tower - B, Phase - I" and Residential Project) situated on all that plinth area admeasuring 1252.2 square meters along with proposed basic F.S.I / Fungible / paid / TDR / FAR admeasuring 39685.44 sq. mtrs. (for short the "Phase - I land") carved out of the Project Land admeasuring 18282.00 sq. mtrs carved out of total land admeasuring 20550.00 sq. mtrs (for short the land) situated on all those pieces and parcels of the land or ground bearing Survey No. 26/1/2, 27/5 and 27/6 situate, lying and being at Village: Baner, Taluka: Haveli, District: Pune - 411045 and within the Registration District of Pune and Sub-Registration District of Taluka: Haveli and within the Pune Municipal Corporation (project for short the "The Balmoral Hillside – Tower -B, Phase - I"), confirm that, the land is free from all encumbrance other than mentioned below:

- (i) Mortgages created or that may be created by prospective buyers/allottees, to secure home loans availed by them, upon their prospective apartment/units in the Project.

Place: Pune

Date: 07/07/2022

For KANIKA INFRACON LLP

KANIKA INFRACON LLP

DESIGNATED PARTNER

Mr. Bharat D Agarwal,
(Designated partner)