

KANIKA INFRACON LLP

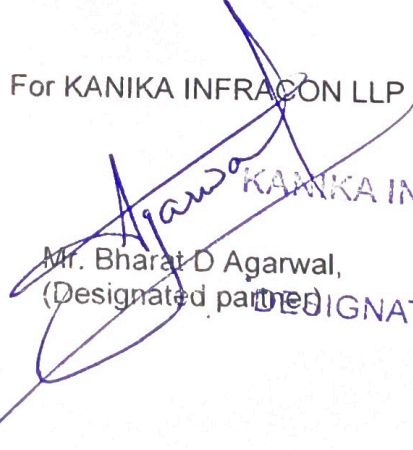
Encumbrance Letter - Legal

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 and project is free from all Legal encumbrances**, There is no litigation pending against the same.

Place: Pune

Date: 14 /07/2022

For KANIKA INFRACON LLP


Mr. Bharat D Agarwal,
(Designated partner)

KANIKA INFRACON LLP

DESIGNATED PARTNER