

HIGH POINT LANDMARK LLP

Add: A-101, ICC Trade Tower, Senapati Bapat Road, Pune-411016

Declaration of encumbrances concerned to Finance

I, Sachin Garg promoter of the proposed project authorized signatory of High Point Landmark LLP, Promoter of the proposed project "Itrend Futura"

Do hereby declare that

1. We are the promoters of project **Itrend Futura** Situated at located at Survey No 39(1) Sector R-12, Village Mahalunge, Taluka Mulshi, Pune 411045. ("Said Land")
2. The Said Land is part of the Larger Township Project which comprises of various lands and is managed by the Project Proponent as more particularly stated on the Sanction Plans
3. The Promoter states and declares that they have not availed any project loan from any Bank, Financial Institutions, Pathsanstha, or any person, for purchase of the said land or for the construction of the buildings on the said property save and except the mortgage mentioned herein below created by the Project Proponent:
 - a. A Debenture Trust Deed (between Promoter and IDBI Trusteeship Services Limited) duly registered with the office of the Sub-Registrar of Assurances at Haveli No. 15, under Serial No. 10846/2022 dated 16.06.2022, Supplemental / Additional Debenture Trust Deed (with Additional Mortgage) dated 12 October 2022, registered with the office of the Sub-Registrar of Assurances at Haveli No. 15, under Serial No. 18246/2022 and Second Supplemental Debenture Trust Deed cum Confirmation / Additional Mortgage dated 30 November 2022, registered with the office of the Sub-Registrar of Assurances at Haveli No. 15, under Serial No. 20926/2022.
 - b. B. The Project Proponent has cleared all the dues of IDBI Trusteeship Services Limited ("**IDBI**") against Survey No 39(1) Sector R-12 Village Mahalunge, Taluka Mulshi, Pune 411045. The IDBI has issued a NOC dated 14/04/2023 in favour of the Project Proponent and the re-conveyance deed for the same shall be executed in due course of time.
4. The Promoter places on record that, the mortgage has not been created by him and a NOC from IDBI is duly obtained to give effect to the transaction between the Project Proponent and the Promoter.

Place: Pune

Date: 20/04/2023

For High Point Landmark LLP

Sachin Garg
Mr. Sachin Garg

Authorized Signatory

