

ENCUMBRANCE DETAILS STATEMENT

This is to certify that **BRAMHACORP LIMITED**, a Limited Company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 3, Queen's Garden, Gen. Arun Kumar Vaidya Marg, Pune 411001, are holding lawful Ownership Rights of the said property mentioned herein below, with lawful vacant peaceful possession over the said property. We have got sanctioned a Layout and are developing a separate Projects within the layout of said property mentioned in the Property Schedule – I (A) and (B). The third RERA PHASE within the larger building from the entire layout building is identified as **"HUES OF SKY"** and is situated as described in the Property Schedule – III mentioned and written herein below and the title and rights of owners is clean, clear and marketable and free from reasonable doubts.

On the basis of the details and documents, we state that we have availed a Project Finance for above mentioned subject Project by creating Charge over the Layout Land and Unsold Apartments, from the from the IndusInd Bank Limited, Camp Branch, Pune 411001 for development of the said Subject Project and we have created Mortgage Charge on the said Project Land in favor of the said Bank. The encumbrance of the said Financial Institution is kept on layout land and proposed buildings from the subject project and said mortgaged land property. This charge is of diminishing nature and which can be discharged in stages by us at the time of selling proposed Apartments to intended purchasers / Allottees from their project. The **BRAMHACORP LIMITED**, are repaying the agreed installments for said loan without any default and there is no dispute against or from said Financial Institution. There is no any other encumbrance or charge over the subject Project property or any part thereof, which is with Promoters.

THE SCHEDULE – I ABOVE REFERRED TO – THE ENTIRE LAYOUT PROPERTY :-

(I)(A) All that piece and parcel of the land property commonly known as 13, Connaught Road, (Sadhu Vaswani Road), Pune 411001, bearing corresponding C.T.S. No. 11 (admeasuring 3781.00 Sq. Mtrs.), 11/1 (admeasuring 780.1 Sq. Mtrs.), 11/2 (admeasuring 445.6 Sq. Mtrs.), 11/3 (admeasuring 882.10 Sq. Mtrs.), 11/4 (admeasuring 678.1 Sq. Mtrs.), 11/5 (admeasuring 55.2 Sq. Mtrs.), 11/6 (admeasuring 20.9 Sq. Mtrs.), 11/7 (admeasuring 48.5 Sq. Mtrs.), 11/8 (admeasuring 104.5 Sq. Mtrs.), 11/9 (admeasuring 1219.25 Sq. Mtrs.), 11/10 (admeasuring 1616.2 Sq. Mtrs.), 11/11 (admeasuring 556.9 Sq. Mtrs.), 11/12 (admeasuring 240.8 Sq. Mtrs.), 11/13 (admeasuring 87.8 Sq. Mtrs.), 11/14 (admeasuring 185.6 Sq. Mtrs.), 11/15 (admeasuring 22.6 Sq. Mtrs.), 11/16 (admeasuring 18.4 Sq. Mtrs.), 11/17 (admeasuring 36.8 Sq. Mtrs.) and 11/18 (admeasuring 22.6 Sq. Mtrs.), bearing Old Survey No. 458 and Revised Survey No. 36 and totally admeasuring 10802.95 Square Meters, situated within the jurisdiction of Sub-Registrar Haveli, Pune and also situated within the limits of Pune Municipal Corporation and bounded as under :

On or towards East : By Connaught Road / Sadhu Vaswani Road,
On or towards South : By property bearing Revised Survey No. 36
On or towards West : By B.J. Road formerly known as Aga Khan lane
On or towards North : By 14, Connaught Road property.

Along with easements, appurtenances, available FSI/FAR including the rights to utilize the entire FSI Potential as per prevailing, revised and amended Development Control Rules including TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

(I)(B) All that piece and parcel of the land commonly known as 14, Connaught Road, (Sadhu Vaswani Road), bearing Division No. 3 and portion of Division No. 4 out of survey Nos. 12-C and 12C/3, having New corresponding City Survey No. 12/3 (admeasuring 1597.68 Sq. Mtrs.) and 12/4 (Part) (admeasuring 3117.08 Sq. Mtrs.) and as per Property Register Card Extract 4714.76 Sq. Mtrs., situated within the jurisdiction of Sub-Registrar Haveli, Pune and also situated within the limits of Pune Municipal Corporation and bounded as under :

On or towards East : By Connaught Road / Sadhu Vaswani Road,

Registered Office : Residency Club, 3, Queen's Garden Road, Camp, Pune, INDIA, 411 001. | Tel : +91 20 4142 3333
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On or towards South : By 13, Connaught Road property,
On or towards West : By B. J. Road formerly known as Aga Khan lane, and partly by property Plot bearing Division No.5.
On or towards North : By partly Plot bearing Division No. 2, partly by Plot bearing Division No. 1 and partly by Plot bearing Division No. 5

Along with easements, appurtenances, available FSI/FAR including the rights to utilize the entire FSI Potential as per prevailing, revised and amended Development Control Rules including TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

**THE PROPERTY SCHEDULE - II ABOVE REFERRED TO
ENTIRE LAYOUT DEVELOPMENT POTENTIAL OF PROMOTERS :-**

ALL THAT PIECE AND PARCEL of land property admeasuring 10,881.40 square Meters out of the total property admeasuring 15,490.08 Square Meters mentioned in the Schedule – I herein above, along with entire FSI Potential admeasuring 95144.70 Square meters and which is bounded as below :

On or towards East : By Connaught Road / Sadhu Vaswani Road,
On or towards South : By property bearing Revised Survey No. 36
On or towards West : Partly by New MPH Hall of Muniwar Abad Charitable Trust, Partly By B.J. Road formerly known as Aga Khan lane and Partly by Tenant Block,
On or towards North : By partly Plot bearing Division No. 2, partly by Plot bearing Division No. 1 and partly by Plot bearing Division No. 5 of CTS no. 12.

**THE SCHEDULE – III ABOVE REFERRED TO
THE SUBJECT PROJECT PROPERTY FOR THIS CERTIFICATE :-**

ALL THAT PIECE AND PARCEL of Separate Phase of proposed Larger Building described in this Agreement and identified as “HUES OF SKY” standing as separate phase project by utilizing the aggregate FSI / FAR admeasuring 38,470.66 Square Meters, alongwith undivided ownership interest in the project land admeasuring 3036.08 Sq. Mtrs., being an undivided part of proposed larger development described in Schedule – II herein above.

Date : 20/04/2023
Place : Pune

For BramhaCorp Ltd.


Authorized Signatory
BRAMHACORP LIMITED
Authorized Signatory
20/4/23

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