



**ROHAN
BUILDERS &
DEVELOPERS
PVT. LTD.**

A DIVISION OF ROHAN GROUP

1 Modibaug Commercial Building, CTS No. 2254, Bhamburda, Ganeshkhind Road,
Near Agriculture College, Shivaji Nagar, Pune - 411016. URL: www.rohanbuilders.com
Phone : +91 20 71017101 Email : housing@rohanbuilders.com

CIN: U45202PN2001PTC016352

ENCUMBRANCE CERTIFICATE

This is to certify that **Rohan Builders and Developers Pvt. Ltd.**, through authorized Signatory Mr. Abhishek Deepak Bhatewara promoter of the captioned property mentioned in Property Schedule - I, herein below for which this Certificate has been issued AND is holding lawful Rights of the property named '**Rohan Harita Phase 1**'.

On the basis of the details and documents, we state that there is no encumbrance or charge over the subject Project property or any part thereof except Mortgage from Aditya Birla Finance Limited for Rs. 86,00,00,000/-, vide registered Mortgage deed Sr. No. 6027/2022, in the office of Sub-Registrar, Haveli No. 24, Pune.

Schedule - I

'Rohan Harita Phase 1' situated at survey no. 129/1/3/1, 135/2/1, 135/2/2, 135/3A, 135/3B, 136/1A, 136/1B, 136/2(Part), 137/1 and 137/2 Village Tathawade, Taluka Mulshi, District Pune admeasuring 2411.07 Sq. Mtrs. area demarcated by its boundaries (latitude and longitude of the end points)

On North : By 18 Mtr Wide Road
On South : By Adj S. No. 129 (P)
On East : By Adj H. No. 137/3
On West : By Adj H. No. 135/1



DATE: 22/08/2023

PLACE: PUNE

Rohan Builders and Developers Pvt. Ltd.
through authorized Signatory
Mr. Abhishek Deepak Bhatewara
PROMOTER