

CERTIFICATE OF ENCUMBRANCE

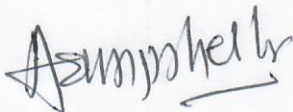
I, Arun Pitamber Sheth, Proprietor of M/s. Arun Sheth and Company having its registered office at "Sheth House" S. No. 45/4 Karve Nagar, D. P. Road, Near Devdatta Society, Pune 411052 do hereby solemnly declare and says as follows.

- 1) I am the owner of land admeasuring 5958 sq. mtrs. phase 1 out of 24825 sq. mtrs. entire project land Bearing S. No. 45/5, 45/6/7/1, 47/4/1/2, 47/5, 47/5/1, 47/5/2, 47/6/1, Punawale, situated at City Pune, Taluka Mulshi, District Pune - 411 033 hereinafter referred to as "the said land"
- 2) That I am the Promoter of the residential / commercial project known as "Anika Piccadilly" Phase 1 which is under phase wise construction on the said land.
- 3) That we have entered into and propose to enter into agreements for sale of residential flats / commercial units in Project "Anika Piccadilly" phase 1 with the prospective purchasers thereof.
- 4) That I am making this declaration to comply with the provisions of the Real Estate (Regulation and Development) Act 2016 to confirm that title to the said land is free, clear and marketable and that there are no outstanding or any encumbrances on or in respect thereof.

Place: Pune

Date: 09-10-2019

Solemnly declared by the Declarant



Arun Pitamber Sheth

M/s. Arun Sheth and Company