

DETAILS OF ENCUMBRANCES

To,
Maharashtra Real Estate Regulatory Authority.

SUBJECT - ENCUMBRANCE ON SAID PROJECT VENKATESH GRAFFITI GLOVER PHASE - 1 i.e. Wing – B, VENKATESH GRAFFITI GLOVER PHASE -2 i.e. Wing – A & VENKATESH GRAFFITI GLOVER PHASE -3 i.e. Wing – C

REF. - Registration of Project Venkatesh Graffiti Glover Phase-1, 2 & 3 located at S. No. 33/1B at village Keshavnagar Mundhwa, Taluka Haveli District Pune and within the limits of Pune Municipal Corporation - Pune and the area admeasuring "1 H 01 Ares".

Dear Sir,

We Shree Venkatesh Buildcon Pvt Ltd, having the office at Office No- 701 & 702, Vikram Monarch , Opp. Modibaug, Ganeshkhind Road, Shivajinagar Pune: 411016, through its Chairman & Managing Director **MR. ANKUSH BHIMRAO ASABE** has following encumbrance on captioned project -

Sr. No.	Details		
1	Project Name	Venkatesh Graffiti Glover Phase 1 in form of Wing B, Venkatesh Graffiti Glover Phase 2 in form of Wing A, & Venkatesh Graffiti Glover Phase -3 in form of Wing C Mhada	
2	Situated at	Land Bearing Survey No. 33/1B, Keshavnagar Mundhwa, Pune - 411036.	
3	Details of proposed Phases	Wing/ Building	Phases
		B	I
		A	II
		C	III
4	Loan avail from	State Bank of India, Deccan Gymkhana Branch, Pune.	
5	Mortgage Deed amount	44,50,00,000/- (Rupees Forty Five Crores Fifty Lakh Only)	

6	availed the loan	on plot of land admeasuring 10100 Sq. Mtrs. along with proposed Residential Phases i.e. Phase- I (Wing 'B'), Phase- II (Wing 'A') & Phase - III (Wing C) Mhada along with units in the larger project "Venkatesh Graffiti Glover".
7	Mortgage Deed Registration Details	Executed on 24/02/2021 same has been registered on 04/03/2021, in the office of Sub Registrar Haveli 18 at Sr. No. 4342/2021 for 23.50 Crs & Executed on 12/07/2021 same has been registered on 13/07/2021, in the office of Sub Registrar Haveli 20 at Sr. No. 8974/2021 for 21.00 Crs.

The said project is thus free from all encumbrances and charge except the encumbrance in form of Project Finance disclosed in the Search and Title Report of the advocate.

This Declaration is given on the basis of knowledge and the relevant documents of title relating to project land.

Date - 24/01/2023

Place - Pune

Shree Venkatesh Buildcon Pvt Ltd

Through its Chairman and Managing Director



MR. ANKUSH BHIMRAO ASABE