

Date-24/11/2023



## **ENCUMBRANCE CERTIFICATE**

I Mr. Ramesh Nanji Gami Partner of M/s.Shakti Pyramid Ventures the Promoter of the proposed project "ONE LUXURIA" having registered address at Shop No-3, Govind Sagar, Building No-2,176, CST Road Kalina, Santacruz(E), Mumbai-400098 do hereby solemnly declare, undertake and state as under: -

That the promoter (i.e. M/s Shakti Pyramid Ventures) has a legal title report to All that piece or parcel of land knows as plot no.38+39, situated in Sector-09 at Koparkhairane, Navi Mumbai-400709 admeasuring 3699.97 sq. Mtrs or thereabouts and bounded as follows that is to say:

### **Schedule of the above mentioned property:**

On or towards the North by: Railway Station Function Area  
On or towards the South by: Proposed 11.00 Mtrs Wide Road  
On or towards the East by: Plot No-40  
On or towards the West by: Proposed 24.00 Mtrs Wide Road

I further certify that the promoter has created charge in favour of Aditya Birla Housing Finance Limited, against their sanctioned loan amount 50,00,00,000/-vide Mortgage deed dated 29-08-2023 Receipt No.20668, Document No. TNN8-19495-2023

AND there is no litigation with respect to the project land or project.

This Certificate is issued for Registration under Maharera Act 2016.

Thanking You,

For M/S Shakti Pyramid Ventures  
For Shakti Pyramid Ventures

Partner

Mr. Ramesh Nanji Gami  
(Partner)

**Shakti Pyramid Ventures**

Plot No. 38 & 39, Opp. Balaji Multiplex, Sector 09, Kopar Khairane, Navi Mumbai - 400 709. Email: shaktipyramid@gmail.com