



NISARG NIRMAN DEVELOPERS

Regd. Office: 310, Devavrata Building, Plot No.83, Sector-17, Vashi, Navi Mumbai-400703
Tel.: 022 - 27899922 / 55

Encumbrance Declaration

I, **GIRISH VISANJI DEDHIA** the authorized Partner of **M/S. NISARG NIRMAN DEVELOPERS** (hereinafter referred as the Promoters), having PAN No. AAOFM9742P, a Partnership Firm duly formed under the Indian Partnership Act 1932, and having its registered Office at 310, Devavrata Building, Plot No.83, Sector-17, Vashi, Navi Mumbai-400703 also the Promoters of the Project known as "**NISARG GREENS- Phase II A**" comprising of 6 (Six) Buildings bearing building no.7,8,13,14,15 and 16, having cumulative FSI of 26383.17 Square meters and forming the part of land bearing Plot No.RH-1 in the Ambarnath Industrial Area, within village limits of Ambarnath and within/outside the limits of Municipal Council in rural area Taluka & Registration Sub District Ambarnath/ Ulhasnagar, District & registration District Thane, containing by admeasurements 102071 Square meters or thereabouts (hereinafter referred to as the said entire Land) do hereby confirm as stated below.

The Promoters have availed loan from Piramal Finance Private Limited and vide Loan Agreement dated 22nd November, 2016, we have, in lieu of the said loan, agreed to grant to the said Piramal Finance Private Limited the exclusive charge over the leasehold rights on the said entire Land and the Building "**NISARG GREENS- Phase II A**" being constructed on the Project Land.

The Promoters have availed the construction loan from Piramal Finance Private Limited and in order to secure (i) the repayment of the entire loan amount to Piramal Finance Private Limited and (ii) the discharge of all the obligations of the Promoters in this regard, the Promoters have executed Deed of Mortgage dated 25th November, 2016 with IDBI Trusteeship Services Limited, whereby the Promoters have agreed to grant to the said IDBI Trusteeship Services Limited the charge on the leasehold rights on the said entire Land and the Building "**NISARG GREENS- Phase II A**" being constructed on the Project Land.

For **NISARG NIRMAN DEVELOPERS**


Partner