



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 Ambernath Industrial Area, within village limits of Ambernath and within/outside the limits of Municipal Council in rural area Taluka & Registration Sub District Ambernath/ 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 Capital and Housing Finance Ltd. (Formerly known as Piramal Finance Private Limited) and vide Loan Agreement dated 22nd November, 2016 and 4th May 2018, we have, in lieu of the said loan, agreed to grant to the said Piramal Capital and Housing Finance Ltd. (Formerly known as 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 Capital and Housing Finance Ltd. (Formerly known as Piramal Finance Private Limited) and in order to secure (i) the repayment of the entire loan amount to Piramal Capital and Housing Finance Ltd. (Formerly known as 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 and 23rd April 2019 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