

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

TO WHOM SO EVER IT MAY COCERNED

SELF DECLARATION ON DETAILS OF ENCUMBRANCES

CONCERNED TO FINANCE

We, **DHRUVA WOOLLEN MILLS PVT LIMITED**, having Office at 5th Floor, Runwal & Omkar Esquare, Off. Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion, Mumbai 400 022, hereby declare that,

1. Our proposed Real Estate Project “**Zenith**” is situated on piece and parcel of land admeasuring about 3160 sq. mtrs. bearing part of Survey No. Survey No. 51, 1 to 15, Survey No. 52, 1 to 3 and Survey No 53 (part) situated, lying and being at Village Balkum-Dhokali, Thane (West) forming a part of the Larger Property admeasuring around 110600sq.mtrs. (about 27 Acres) bearing S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S.No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5,6A & 6B, 7 to 15, S. No. 52, H. No.1To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S No. 55, H. No. 1A,1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Balkum - Dhokali in the Registration District and Sub-District Thane (hereinafter referred to as the said “**Project/said Property**” and “**Larger Property**” respectively).
2. We state and declare that, vide a registered Indenture of Mortgage dated 22/12/2021 registered under Sr. No.18605/2021, we have created mortgage over part of the Larger Property including therein Survey No.51 Hissa No.2 to 15 being a portion of the said Property, as more particularly mentioned therein, with Aditya Birla Finance Limited and Aditya Birla Housing Finance Limited against the construction finance of Rs.200 Crores availed by us.



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3. We further state and declare that, vide a registered Indenture of Mortgage (Without Possession) dated 19/04/2023 registered under Sr. No.TNN-2-9210-2023, we have created mortgage over the Said Property, as more particularly mentioned therein, with Aditya Birla Finance Limited against the construction finance of Rs.175 Crores availed by us. The details of any future mortgage/s, encumbrances if any including the dues and details of any rights, title, interest or name of any party in or over aforesaid Project/Property if any, will be updated on MAHARERA website.
4. Except as stated in Clause 2 & 3 hereinabove, there are no other encumbrances of any nature on the said Project/ Project/Property.

Place : Mumbai

Date: 25/05/2023

For Dhruva Woollen Mills Pvt. Ltd.

Director/Authorized Signatory

