



AKSHAY HOUSING

Shree Akshay Housing, 602, Ratan Galaxy, J. N. Road, Mulund (West), Mumbai-400 080.

+91 74004 13392

business@akshayhousing.com

www.akshayhousing.com

Encumbrances Certificate

In the matter of Registration of the Project under The Real Estate (Regulation and Development) Act 2016, by M/s Akshay Housing We the promoter /Developer State as under:

1. We, M/s. AKSHAY HOUSING, duly registered under the provisions of the Indian Partnership Act 1932, having registered office at 601, 6 Floor. Guru Ganesh CHS, Behind C. D. Deshmukh Garden, Mahatma Phule Cross Road, Mulund (East), Mumbai 400 081, has been appointed as Developer by the societies of slum dwellers viz. Ekveera Vihar co-op Housing Society – (Proposed) and Shree Sai Shakti SRA Co-op Housing Society – (Proposed) under the Slum Rehabilitation Scheme for the redevelopment of immovable property being all that piece and parcel of land along with structures standing thereon bearing CTS. No.1111/A, 1111/B, 1102/D/2 & 1112, lying being and situate at Village Mulund, Taluka - Kurla, District - Mumbai Suburban, Azad Nagar, Mulund (W), Mumbai 400 081 (Said Property).
2. There is no financial encumbrances of any kind on the said project property and no charge of any kind is created against the project.
3. The said Property is declared as "slums" under provision of Slum Act on 23rd December 1985 therefore deemed as slum area within the meaning of Maharashtra slum Areas (Improvement clearance & Re-development) Act, 1971.
4. The said Property is encroached and occupied by several slum dwellers/occupants ("Slum Dwellers"), who have constructed various structures, hutments on the said Property and have come together and formed two co-operative societies (Proposed) as above.
5. On approval of the rehabilitation Scheme, proposed the LOI dated 13.11.2020 was granted and subsequently a revised LOI was granted on 27.12.2022 being Ref No. SRA/ENG/1172/T/PL/LOI.

6. On issuance of the said LOI the promoter has now proposed to develop the said property in two Phases under the project Name **Avneesh Imperium** Phase I and **Avneesh Imperium** Phase II. On requirements being complied for Phase I, the process of registration under Maharashtra Real Estate (Regulation and Development) Act 2016 is now undertaken.
7. The Slum Rehabilitation Authority had sanctioned the scheme and LOI is issued in favour of Developer Ramchandra G. Patil & Akshay Housing on 27.12.2022. It is pertinent to note that though the name of Mr. Ramchandra G. Patil is appearing on LOI the arrangement for all financial requirements and responsibility of realisation of the project is undertaken by M/s Akshay Housing and the facts are appropriately documented.
8. Accordingly, the part of the project is commenced as **Avneesh Imperium** Phase I and the respective title report is enclosed herein above.

For Akshay Housing



(Shri. Nandkishor A. Gawade)

Partner

Place: Mumbai

Date: 06.04.2023