

Date: 27th July, 2017

To,
Maharashtra Real Estate Regulatory Authority
3rd Floor, A, Wing, Slum Rehabilitation Authority
Administrative Building, Anant Kanekar Marg,
Bandra East, Mumbai - 400051.

Sub: Declaration on No Encumbrances

Dear Madam/ Sir,

I, **MR. RRAJESH SURVEY**, Partner of **TRIDHAATU VENTURES LLP** (hereinafter referred to as the "LLP") having registered office at 5th Floor, B- Wing, Shrikant Chambers, Near R. K. Studios, Chembur, Mumbai- 400071, do hereby declare and state that we have the development rights in respect of all that piece or parcel of land bearing CTS No.276, 276/1 to 276/16, 277, 277/1 to 277/6 and 782 lying being and situated at Borla Village, Govandi, Mumbai - 400088 ("**said Land**") and that the said Land is free from all encumbrances other than Charges/ securities created in favor of "**IDBI Trusteeship Services Limited**", acting for and on behalf of the Debenture Holders of Tridhatu Realty and Infra Private Limited. IDBI Trusteeship Services Limited is a company established under the Companies Act, 1956 and having its Registered Office at Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400001 and having its branch office at C/o. IDBI Bank Limited, J-1, Virjanand Marg, Vikaspuri, New Delhi-110018, as and by way of mortgage of the development rights, balance receivable from sold units, unsold units and other securities in respect of the said Land created vide Debenture Trust Deed dated 17th November, 2016 registered under Serial No. BBE1/8905/2016 before the Office of Joint Sub-Registrar of Assurances, Mumbai City No.5.

For, **TRIDHAATU VENTURES LLP**



MR. RRAJESH SURVEY
PARTNER