

Date: 30th December, 2020

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, 267/1 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 the charge created in favor of “**HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED**”, a company registered under the Companies Act, 1956 and having its registered office at Ramon House, H. T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai – 400 020, as and by way of mortgage of the development rights of the said Land vide a Unilateral Indenture of Mortgage dated 23rd December 2020 and registered in the office of Sub- Registrar of Assurances at Kurla-1 under Serial No. KRL-1/12248/2020 on 24th December, 2020. The charge earlier created in favor IDBI Trusteeship Services Limited has been satisfied and repaid vide a Deed of Reconveyance dated 19th July, 2018 and registered in the office of Sub- Registrar of Assurances at Mumbai City-4 under Serial No. BBE-4/7856/2018 on 19.7.2018.

For, **TRIDHAATU VENTURES LLP**



MR. RRAJESH SURVEY
PARTNER