

MANGALNATH DEVELOPERS PRIVATE LIMITED

(Formerly Know as Mangalnath Developers)

CIN : U45309MH2022PTC385881

TO WHOMSOEVER IT MAY CONCERN

SELF DECLARATION REGARDING ENCUMBRANCE CERTIFICATE

We, **M/s Mangalnath Developers Private Limited**, are developers of the proposed project "**Safal Sai & Sainath**" lying on and bearing CTS No. 416/1 to 58, 453, 453/1 to 74, 525, 525/1 to 3, 526, 526/1 to 2, Village Borla, Chembur, Mumbai - 400 071.

We hereby state and declare that **Catalyst Trusteeship Limited**, GDA House, 1st Floor, Plot no. 85, S. No. 94, 95, Bhusari Colony (Right) Kothrud, Pune - 411038 have sanctioned project funding of **Rs. 35,00,00,000/- (Rupees Thirty Five Crores Only)** to the said project. By a Deed of Mortgage dated 06.02.2023 which is duly registered with the Sub Registrar office At Kurla at Sr. No. KARAL1-2901-2023 on 09.02.2023 entered into between **M/s Mangalnath Developers Private Limited**, the Mortgagor of the one part and **Catalyst Trusteeship Limited**, the Mortgagee Bank of the other part, the Mortgagor has mortgaged by way of first exclusive charge by way of a registered mortgage of Unsold Flats in under construction project situated in building known as "**Safal Sai & Sainath**" at bearing CTS No. 416/1 to 58, 453, 453/1 to 74, 525, 525/1 to 3, 526, 526/1 to 2, Village Borla, Chembur, Mumbai - 400 071 and also first exclusive charge on the immovable assets of the Building "**Safal Sai & Sainath**", both present and future. The cash flow/receivables from the project are hypothecated to the Bank. So, said project is free from all Encumbrances & Charges Except Charge of **Catalyst Trusteeship Limited**.

For Mangalnath Developers Pvt. Ltd.

Director
(Mr. Varun Vinod Asrani)

Place: Mumbai

Date: 25.03.2023