



SUGEE TWENTY THREE DEVELOPERS LLP

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TO WHOMSOEVER IT MAY CONCERN

SELF DECLARATION REGARDING ENCUMBRANCE CONCERNED TO FINANCE

We, M/s Sugee Twenty Three Developers LLP, as a Promoter/Developer of the proposed project known as "Saraswati Niwas" situated at Plot No. 31 of Shivaji Park Estate, Mahim and bearing C.S. No. 1741, M B Raut Road, Shivaji Park, Dadar (West) Mumbai 400 028, ("said Project") hereby declare that we have created mortgage in favour of State Bank of India, Commercial Branch Vile Parle, Parle Square, 3rd Floor, B. N. Agarwal Commercial Complex, Mogibai Road, Vile Parle East, Mumbai - 400057 for sanctioned Project Specific Term Loan limits of Rs. 18,00,00,000/- (Rupees Eighteen Crores only) to the said project, by a Deed of Mortgage dated 25th May 2023 which is duly registered with the Sub Registrar office At Mumbai under Sr. No. BBE3-10319-2023 on 25th May 2023 entered into between M/s. Sugee Twenty Three Developers LLP, the Mortgagor of the one part and STATE BANK OF INDIA, the Mortgagee Bank of the other part, the Mortgagor has mortgaged by way of first exclusive charge through registered mortgage of Unsold Units in the said Project and also, first exclusive charge on the immovable assets of the Building "Saraswati Niwas", both present and future. The cash flow/ receivables from the project are hypothecated to the State Bank of India. So, said project is free from all Encumbrances & Charges Except aforesaid Charge of State Bank of India.

Place: Mumbai

Date: 03.06.2023

For Sugee Twenty Three Developers LLP

Designated Partner

