

SELF-DECLARATION REGARDING ENCUMBRANCES

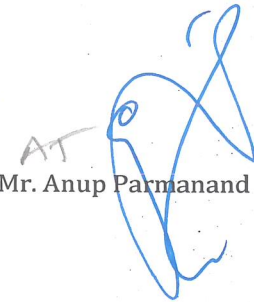
To,

Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

We, **M/s Ace Global Realty** through its partner Mr. Anup Parmanand Jhamtani having office at Jhamtani House, S. No. 17/ 2, Opp. 'D' Prabhag, PCMC Building, Rahatani, Pune — 411017 hereby declare that, with reference to our proposed Real Estate project "**ACE ABODE WING A**" at **S. No. 88/4, 88/10/1, 88/10/2, 88/11, 88/16/1, 88/17 + 18/1 and 87/B at village Kiwale, Tal: Haveli, Dist: Pune - 412101** hereby confirm that the said project is free from the charge /encumbrances whereas the land thereon is encumbered by way of the Deed of Mortgage the First Mortgage Deed is registered in the office of Sub-Registrar Haveli No. 18 noted at serial No. 9857/ 2022 on 30/05/2022. The Second Mortgage Deed is registered in the office of Sub-Registrar Haveli No. 17 noted at serial No. 16656/ 2022 on 01/ 10/ 2022. The Third Mortgage Deed is registered in the office of Sub- Registrar Haveli No. 12 noted at serial No. 4327/2023 on 28/03/2023 and the Fourth Mortgage Deed is registered in the office of Sub-Registrar Haveli No. 19 noted at serial No. 11293/2023 on 01/06/2023, and the Fifth Mortgage Deed is registered in the office of Sub – Registrar Haveli No.17 noted at serial no. 22050/2023 on dated 09.11.2023. Further, we hereby declare that there are no other encumbrances/ burdens other than the above-mentioned encumbrance. Hence the said project and land are free from other encumbrances and mortgages, except the above-mentioned encumbrance and the mortgages that will be created by prospective buyers upon their prospective units in the said project.



For M/s Ace Global Realty


Mr. Anup Parmanand Jhamtani
Partner

Date: 02/12/ 2023

Place: Pune