



PS DEVELOPERS

DECLARATION REGARDING ENCUMBRANCES

TO WHOMSOEVER IT MAY CONCERN :

I/We, MR. VINAYAK CHANDRAKANT SURKUTLA, Age about 47 Years, Occupation: Business, Residing at: F-1101, Treasure Park, Sant Nagar, Parvati, Pune - 411009, being partner and authorized signatory of M/S. PS Developers, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at "101, Fortune Plaza, Thube Park, Shivajinagar, Pune 411005 hereby declares as follows;

1. I/We, M/S. PS DEVELOPERS having sole and absolute right to develop the said Properties (more particularly described in the SCHEDULE herein below mentioned) as a Promoter/Developer. I/We are undertaken the residential and commercial construction project "**Splendour County Wagholi**" on the said Property. The said Project having 6 Wing/s and 13 Bungalows out of which 4 Wing/s and 13 Bungalows are completed. We are now developing wing no's. **D** and **G** out of the aforesaid project.
2. I/We hereby declare that, on the land admeasuring **3090.02 Sq. Mtrs.** out of the said Properties, we are developing wing No. **D** and **G** as per building plans approved by the PMRDA.
3. I/We hereby declare that, I/we being the promoter/developer have not obtained or received any amount of loan from any person, bank and financial institution etc. against the 'Said Properties' or any part thereof. The 'Said Properties' or any part thereof have not subjected to any encumbrance, charge of any nature whatsoever.

SCHEDULE

(BEING DESCRIPTION OF THE SAID PROPERTIES)

- A] ALL THAT PIECE AND PARCEL of the separated landed property, an area, totally admeasuring 14,804 sq. mtrs., comprising of (i) 'Plot No. 229', admeasuring 13,524 sq. mtrs., (ii) 'Open Space No. 12', admeasuring 673 sq. mtrs. and (iii) 'Open Space No. 13' admeasuring 607 sq. mtrs., both jointly admeasuring 1280 sq. mtrs written hereunder, from and out of the entire landed property, bearing Gat No. 1420, (Old corresponding Gat No. 2406), admeasuring about 31 Hectares, 57.1 Ares, assessed at Rs. 95.75, lying, being and situated at Revenue village-Wagholi, Taluka-Haveli, District-Pune, within the limits of Pune Zilla Parishad, Taluka Panchayat Samiti-Haveli, and within the jurisdiction of the office of the Sub-Registrar, Haveli, (Pune) and within the local limits of Grampanchayat Wagholi, and bounded as follows:-



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ON OR TOWARDS

East : Partly by the 12 meter wide proposed Layout Road,
partly by Plot No. 230 and partly by Plot no. 234.
South : Partly by Plot No. 230, partly by Open Space No. 11,
partly by Plot no. 234 and partly by the proposed Plot No. 235.
West : By the 12 meter wide proposed Layout Road.
North : By other land,

- B] ALL THAT PIECE AND PARCEL of the separated landed property, in residential zone bearing revised sanctioned plot number 235, totally admeasuring 1506 sq. mtrs., carved out from and out of the entire landed property, bearing Gat No. 1420, (Old corresponding Gat No. 2406), admeasuring about 31 Hectares, 57.1 Ares, assessed at Rs. 95.75, lying, being and situated at Revenue Village - Wagholi, Taluka - Haveli, District-Pune, within the limits of Pune Zilla Parishad, Taluka Panchayat Samiti-Haveli, and within the jurisdiction of the office of the Sub-Registrar, Haveli, (Pune) and within the local limits of Gram Panchayat-Wagholi, and bounded as follows:-

ON OR TOWARDS

East : By Plot No.234 from out of the revised Sanctioned Layout of the said property.
South : By the 12 meter wide Road from out of the revised Sanctioned Layout of the said property.
West : By the 12 meter wide Road from out of the revised Sanctioned Layout of the said property.
North : By Plot No.229 from out of the revised Sanctioned Layout of the said property.

Together with all rights, title and/or interest and benefits arising out of and attached thereof. The said abovementioned two properties now collectively admeasure an area 15361.76 sq. mtrs., as an area admeasuring 948.24 sq. mtrs. out of the said properties have been handed over to the state government for Internal Road.

Date : 01/07/2019

Place : Pune

MR. VINAYAK CHANDRAKANT SURKUTLA
being partner and authorized signatory of
M/S. PS DEVELOPERS