

SPECTRUM REALTY

201, B. A. Gateway, Plot No.4, S. No. 84/2, CTS No. 1620 Aundh, Pune, 411 007

ENCUMBRANCE LETTER

With reference to the encumbrance letter dated 30.11.2019 uploaded with Maharashtra Real Estate Regulatory Authority (MahaRERA) for the project "BA SWADESHA" (MahaRERA project registration No. P52100024275), we are giving the following revised declaration with regard to the encumbrances for the Project, in view of developments post the above letter.

"We, M/S. SPECTRUM REALTY a Partnership Firm registered under the provisions of the Indian partnership Act 1932, and having its registered office at 201, B. A. Gateway, Plot No.4, CTS No. 1620, Near Sakal Nagar Gate No.1, Baner Road, Aundh, Pune 411 007, promoter of the proposed project "BA SWADESHA" located at Gat No. 231, Borhadewadi, Taluka Haveli, District - Pune., confirm that the Project land is free from all encumbrances other than those mentioned below:

Mortgage created in favour of State Bank of India for securing Term Loan the Mortgage Deed dated 19.03.2020 registered with the Sub-Registrar, Haveli No.15 at serial No.5285/2020 on 19.05.2020.

Place

Pune

M/S. SPECTRUM REALTY

through its Partners-

1. MR. SACHIN RIKHABLAL BHANDARI,

2. MR. PANKAJ LAKHAMSI PATEL,

