



AVIKA GROUP

ENCUMBRANCE DETAILS STATEMENT

This is to certify that Mr. Vikram Ashokkumar Jain, Age : Adult, Occupation : Business, being Director / Authorized Signatory of M/s. AVIKA BUILTCON PVT LTD, a private limited company formed, incorporated and registered under provisions of the Indian Companies Act, 1956, having its registered office at Flat no. 5, 2nd Floor, Madholi Society, Kasturba Cross Road No. 3, Near Ambhaji Temple, Borivali (East), Mumbai -400066, and represented through its authorized Director Shri. VIKRAM ASHOKKUMAR JAIN and MRS. BHAVIKA VIKRAM JAIN, are holding lawful Development Rights of the said property with lawful vacant peaceful possession over the said property. The above mentioned Promoters have got sanctioned a Building Plans and are developing a separate Project within the layout of said property mentioned in the Property Schedule - I. The existing project of Single Building from the entire layout is identified as 'Avika Periwinkle' and is situated on the property mentioned in the 'Property Schedule - I' written herein below and the respective title and rights of owners and developers is clean, clear and marketable and free from reasonable doubts.

On the basis of the details and documents, we state that there is no any Financial Charge encumbrance created over subject Project Land and its free from any kind of encumbrance or charge.

'PROPERTY SCHEDULE - I' ABOVE REFERRED TO - THE ENTIRE LAYOUT PROPERTY :-

ALL THAT PIECE AND PARCEL of landed property totally admeasuring 01 Hectare 65 Aar, out of total property admeasuring 00 Hectare 4.35 Aar equivalent to 435 Square Meters bearing Survey Number 39 Hissa No. 4 situated at village Baner, Taluka Haveli, District Pune, situated within the limits of Pune Municipal Corporation, situated within the registration limits of Sub-Registrar Haveli, Pune and which is bounded as under :

ON OR TOWARDS THE :

NORTH: By land of Mrs. Asmita Lad,

SOUTH : By land of Mr. Ajay Limkar,

EAST : By 20ft Road North and South side,

WEST : By land of survey No. 40 and 41

Along with easements, appurtenances, available FSI/FAR including the rights to utilize the TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

Date : 10th February 2021

Place : Pune

M/s. AVIKA BUILTCON PVT LTD



Authorized Signatory