

Date: 15.04.2023

To,
3rd Floor, A-Wing,
Slum Rehabilitation Authority,
Administrative Building,
Anant Kanekar Marg,
Bandra (E), Mumbai,
Maharashtra 400051

Subject: Declaration of Encumbrances

Dear Sir/ Madam,

We M/s Modirealty Developers Pvt Ltd, the developer and promoter of the said building "Modirealty Ashvattha" hereby declare that save and except the flats to be allotted to the members of the co-promoters as per the terms of the Development Agreement dated 29th July, 2022, the project land is free encumbrances of any nature whatsoever as on 15th April, 2023 that at present.

List of the flats to be allotted to the members of the Co-promoter is attached in Annexure -I.

Kindly make note of the same and oblige.

Thanking you.

Yours Faithfully,

For Modirealty Developers Pvt Ltd

Keshav Modi

Mr. Keshav Modi
Director



LIST OF MEMBERS - ANNEXURE - I								
Sr No	Name of the Member as per Society	Name of the Member as per MHADA	Share Certificate No	Old Flat / Shop No	New Flat / Shop No	RERA Carpet Area to be Allotted (in Sq.Ft)	Purchase Area / Area as per Planning Constraint (in Sq.Ft.)	Total New RERA Carpet Area (in sq.ft)
1	BHALCHANDRA A RAILKAR	BHALCHANDRA A RAILKAR	27	121	A 902	560	103	663
2	ISHWAR MAKWANA/DEVIKA ISHWARBHAI MAKWANA	ISHWAR MAKWANA/DEVIKA ISHWARBHAI MAKWANA	29	122	B 1003	560	86	646
3	VRAJLAL HARIJIVAN RANA	VRAJLAL HARIJIVAN RANA	36	123	B 1603	560	86	646
4	ABHILASH V PAWAR	ABHILASH V PAWAR	28	124	B 1002	560	101	661
5	SURESH MURARI KANASGIRIKAR	SURESH MURARI KANASGIRIKAR	41	125	B 402	560	0	560
6	SANTOSH ANANT GHAWALE	SANTOSH ANANT GHAWALE	16	126	B 203	560	0	560
7	SANGITA S CHINDARKAR	SANGITA S CHINDARKAR	19	127	A 1402	560	103	663
8	SAMPADA S PARAB/SANTOSH HONAJI PARAB	SAMPADA S PARAB/SANTOSH HONAJI PARAB	12	128	B 1202	560	101	661
9	RAMASWAMI LAKSHMINARAYAN HUF	RAMASWAMI LAKSHMINARAYAN HUF	9	129	A 102	560	0	560
10	RUPESH RATNAKAR ARAIKAR/RASHMI RAJESH ARAIKAR	RUPESH RATNAKAR ARAIKAR/RASHMI RAJESH ARAIKAR	2	130	B 403	560	0	560
11	ANUSHKA D SAWANT	ANUSHKA D SAWANT	18	131	B 703	560	0	560
12	NITESH SHARAD TAMHANE/JEETESH SHARAD TAMHANE	NITESH SHARAD TAMHANE/JEETESH SHARAD TAMHANE	11	132	A 402	560	0	560
13	SONALI S MORE/SUNIL J MORE	SONALI S MORE/SUNIL J MORE	14	133	A 1202	560	103	663
14	SMRUTI SUBODH PHATAK	SMRUTI SUBODH PHATAK	20	134	B 503	560	0	560
15	RAMESH GOPAL GAD	RAMESH GOPAL GAD	21	135	B 603	560	0	560
16	SADHANA S CHITNIS	SADHANA S CHITNIS	22	136	B 1703	560	86	646
17	UMA RAGHUNANDAN PAWAR	UMA RAGHUNANDAN PAWAR	23	137	B 1302	560	101	661
18	RAVINDRA MAHABALESHWAR SAWANT	RAVINDRA MAHABALESHWAR SAWANT	25	138	B 602	560	0	560
19	YOGESH NANDAKUMAR NIRGUDE	YOGESH NANDAKUMAR NIRGUDE	31	139	B 803	560	0	560
20	SULOCHANA GANGARAM SAWANT	SULOCHANA GANGARAM SAWANT	26	140	B 702	560	0	560
21	VASUDEO AKARAM PAWAR	VASUDEO AKARAM PAWAR	35	141	B 1102	560	101	661
22	KISHOR CHANDRAKANT MAHADIK	KISHOR CHANDRAKANT MAHADIK	28	142	B 202	560	0	560
23	SAWANT SANJAY BHAGWAN	SAWANT SANJAY BHAGWAN	34	143	B 302	560	0	560
24	SAROJINI LAXMAN WASAIKAR	SAROJINI LAXMAN WASAIKAR	33	144	A 1002	560	103	663
25	VAISHALI CHANDRAKANT KHEDEKAR	VAISHALI CHANDRAKANT KHEDEKAR	17	145	B 303	560	0	560
26	MANAHAR LAL	MANAHAR LAL	3	146	B 102	560	0	560
27	DAMODAR KUSHA SANKHE	DAMODAR KUSHA SANKHE	8	147	A 202	560	0	560
28	VEENA VISHWAS RANE	VEENA VISHWAS RANE	6	148	A 302	560	0	560
29	DHORADA KAMLESH M	DHORADA KAMLESH M	16	149	A 502	560	0	560
30	NIRMALA D MALI	NIRMALA D MALI	15	150	A 1101	560	93	653
31	DHANESH RAUT	DHANESH RAUT	1	151	A 602	560	0	560
32	SUSHAMA YADUNATH DESALE	SUSHAMA YADUNATH DESALE	4	152	A 1102	560	103	663
33	SUNIL MAHADEO JAIPAPKAR/SAMEEDHA SUNIL JAIPAPKAR/SAGAR SUNIL JAIPAPKAR	SUNIL MAHADEO JAIPAPKAR/SAMEEDHA SUNIL JAIPAPKAR/SAGAR SUNIL JAIPAPKAR	10	153	B 1705	560	281	841
34	PUSHPALATA G NAIK	PUSHPALATA G NAIK	7	154	B 502	560	0	560
35	UTKARSH S KAKODKAR	UTKARSH S KAKODKAR	5	155	A 702	560	0	560
36	HARSHADA SAGAR GAWDE	HARSHADA SAGAR GAWDE	40	156	A 802	560	0	560
37	SANDHYA H PARAB	SANDHYA H PARAB	37	157	B 1402	560	101	661
38	YOGESH NANDAKUMAR NIRGUDE	YOGESH NANDAKUMAR NIRGUDE	32	158	B 802	560	0	560
39	ROHINI ARUN CHAVAN	ROHINI ARUN CHAVAN	38	159	B 1602	560	101	661
40	SMITA KRISHNA KUBAL	SMITA KRISHNA KUBAL	30	160	B 1702	560	101	661

Keshav Modi



Date: 15.04.2023

To,

3rd Floor, A-Wing,

Slum Rehabilitation Authority,

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Anant Kanekar Marg,

Bandra (E), Mumbai,

Maharashtra 400051

Subject: Declaration of Financial Encumbrances

Ref: Plot of land admeasuring 1327.30 sq.mtrs or thereabout (Including Tit Bit Area) in the Shailendra Nagar layout of Maharashtra Housing and Area Development Authority (MHADA), bearing CTS Nos. 1665A (part) and 1663B (part) of village Dahisar, Taluka Borivali in the Registration District of Mumbai City and Sub-District of Mumbai Suburban (therein and herein referred to as the "Plot"), together with building named "Building No.4", having its registered address at 4, Shailendra Nagar, S.V. Road, Dahisar (East), Mumbai 400068.

Dear Sir/ Madam,

We M/s Modirealty Developers Pvt Ltd, the developer and promoter of the said building "Modirealty Ashvattha" hereby declare that the above said project and the land in appurtenant thereto is not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. There is no financial liability and the said property has not been kept with any Bank/Financial Institute/ Third Party. We have a clear, legal and marketable title to the said property and every part thereof as on 28th January, 2023, that at present.

Kindly make note of the same and oblige.

Thanking you.

Yours Faithfully,

For Modirealty Developers Pvt Ltd

Keshav Modi

Mr. Keshav Modi

Director

