

UNDERTAKING

It, **NYATI REALTORS LLP**, a Limited Liability Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having Registered Office at "Nyati Unitree", Survey No. 103/129, Plot B+C, CTS No.1995 + CTS No.1996B, Yerwada, Pune Nagar Road, Pune 411006 by the hand of its Designated Partner Shri Piyush Nitin Nyati do hereby solemnly declare as follows:

NYATI REALTORS LLP is the Promoter of the Real Estate Project to be called as "**NYATI ESTEBAN II**" (forming part of Whole Project "**NYATI ESTEBAN**" being developed in phases/ stages) which said Project called "**NYATI ESTEBAN II**" is being implemented by it on a portion admeasuring 20434.30 sq. mtrs. out of the Sub-Divided Plot No. 1 admeasuring 63603.24 sq.mtrs ("**said Land**") out of the Sub-Division Layout [Sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate bearing No. CC/1041/22 dated 21.07.2022] in respect of the contiguous block of land admeasuring 87281 sq. mtrs ("**said Larger Land**") earlier formed of the lands/ land portions out of various Hissa Numbers out of **Survey Nos. 4(P)+21(P) (as mentioned in the commencement certificate)**, Village Undri, but upon effect of such sub-division layout having been given on the Revenue Records vide Mutation Entry No. 12148 dated 07.06.2023, **the said Larger Land admeasuring 87281 sq. mtrs.** has been assigned following new Survey Numbers, all situate, lying and being at Village Undri, within the Registration Sub-District of Taluka Haveli, District Pune and falling within the extended limits of Municipal Corporation of Pune:

NEW SURVEY NO. / HISSA NO.	TOTAL AREA (IN SQ.MTRS.)
4/21/1/1/Plot/1	53145.83
4/21/1/2/Plot/2	7200
4/21/1/3 – Open Space 1	609.53
4/21/1/4 – Open Space 2	5384.36
4/21/1/5 – Open Space 3	1630.02
4/21/1/6 – Open Space 4	800
4/21/1/7 – 12 M Internal Road	2833.50
4/21/1/8 – Amenity Space	12635.86
4/21/1/9 – 15 M Road	3041.90
TOTAL	87281.00

Out of the above, **the said Land viz. said "Sub-Divided Plot bearing No. 1" admeasuring 63603.24 sq. mtrs.** is comprised of the following:

NYATI REALTORS LLP

Nyati Unitree, Survey No. 103/129, Plot B+C of CTS No. 1995 and CTS No. 1996B,
Yerwada, Pune-Nagar Road, Pune 411006, India

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LLP identification number: AAC-7511



NEW SURVEY NO. / HISSA NO.	TOTAL AREA (IN SQ.MTRS.)
4/21/1/1/Plot/1	53145.83
4/21/1/3 – Open Space 1	609.53
4/21/1/4 – Open Space 2	5384.36
4/21/1/5 – Open Space 3	1630.02
4/21/1/7 – 12 M Internal Road	2833.50
TOTAL	63603.24

a) Legal Encumbrance:

i) That following litigations are at present subsisting in respect of certain lands out of the said Larger Land (which includes the said Land):

CASE NO	NAME OF PARTIES
SCS NO. 2599/2010 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SHRI. P. TULSIDAS NAMBIAR V/S SHRI. GANPAT LAXMAN PUNEKAR AND OTHERS
SCS NO. 188/2014 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SMT. INDUBAI EKNATH HINGE V/S NYATI BUILDERS PVT. LTD. AND OTHERS
RCS NO. 1753/2008 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SOU. ALKA PANDURANG PUNEKAR V/S SHRI MANIK GENBA PUNEKAR AND OTHERS
RCS No. 76/2023 COURT OF CIVIL JUDGE, SENIOR DIVISION, PUNE	MUKUND MADHUKR AMBEKAR AND FIVE OTHERS V/S KAUSALYA CHANDRAKANT PUNEKAR AND SEVENTEEN OTHERS

ii) That except the aforementioned litigations, no other litigations and/or suits are pending in respect of the said Larger Land which includes the said Land.



b) **Financial Encumbrance:**

NYATI REALTORS LLP has not created any security interest on the said Land and in respect of the said Real Estate Project to be called as **"NYATI ESTEBAN II"** forming part of Whole Project **"NYATI ESTEBAN"** by way of Mortgage with any Bank or Financial Institution.

Hence this Undertaking.

For **NYATI REALTORS LLP**


SHRI PIYUSH NITIN NYATI
DESIGNATED PARTNER

Date: 11/10/2023

