



KUMAR MATUNGA PROJECT L.L.P

Date: 27th August 2022

To,

Maharashtra Real Estate Regulatory Authority

Mumbai

Sub : Declaration of Encumbrances

Ref : Project **Anvaya** having Reg. No **P51900003676**

We Mr. Vipul S. Nagda and Mr Paresh S. Dedhia of Mumbai ,adult Indian Inhabitants, Authorised Signatories of M/S .Kumar Matunga Project LLP, having principal place of business A61, 6TH Floor, Rajkamal Apartment, Rajkamal Road, Near Rajkamal Studio, Parel, Mumbai -400012 developing aforesaid project named **Anvaya** ,do hereby solemnly affirm, and undertake that:

1. The Project on plot of land bearing C.T.S NO. 297/10 of Matunga, situated at Telang Road, Mumbai-400019 and admeasuring 571.07 square meters or thereabouts for sake of brevity referred to as the "said project" is duly registered with RERA having RERA Reg No. P51900003676
2. We say that the said project when uploaded had no encumbrances and hence a declaration to that effect was uploaded on the site
3. We further say that through a deed of mortgage registered on 08th December 2020 we have encumbered certain assets, as primary security, described in Annexure I with State Bank of India ('lender') against the a loan availed for development of the project. The said deed is duly registered with the Sub - Registrar of Assurances under serial no. BBE-8933-2020. Hereto annexed and marked Annexure II the copy of the registration receipt for your ready reference.

We say that whatever is stated herein above is true to my own knowledge and belief and we believe the same to be true

For Kumar Matunga Project LLP

For **KUMAR MATUNGA PROJECT LLP**

Mr Vipul S. Nagda

Authorised Partner

PARTNER

Registered office : A-61, 6th Floor, Rajkamal Apartment, Rajkamal Lane, Parel, Mumbai - 400012

Corporate office : 2/361 A, Gr. Floor, Tambe Building, Dr. B. A. Road, Kings Circle, Matunga, Mumbai - 400 019

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Annexure I

Primary Security

2 Commercial Premises & 05 Residential Flats totally admeasuring 4975.99 sq ft (Carpet Area) in the building known as ANVAYA under construction on the leasehold plot municipal land admeasuring about 683 Sq Yards equivalent to 571.07 Sq mtrs bearing C.S No 297/10 Matunga Division , Plot No 399 of Dadar Matunga Estate, new Survey no 837 at Telang Road, Matunga, Mumbai-400 019.

Sr No	Commercial Premises/ Flat No	Floor	Carpet Area in sq .ft
1	Commercial Premises 1	Ground	741.64
2	Commercial Premises 2	Ground	211.73
3	Flat No 1301	13 th	773.18
4	Flat No 1502	15 th	773.39
5	Flat No 1801	18 th	825.28
6	Flat No 1901	19 th	825.28
7	Flat No 1902	19 th	825.49
	Total		4975.99

For Kumar Matunga Project LLP

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Mr Vipul S. Nagda

Authorised Partner

PARTNER

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