

TO WHOMSOEVER IT MAY CONCERN

SELF-DECLARATION REGARDING ENCUMBRANCE CONCERNED TO FINANCE

This is to certify that We M/s **PL7 REALTY PRIVATE LIMITED** through its DIRECTOR's

- 1) Mr. Pranay Puneshwar Meshram
- 2) Mr. Puneshwar Nagoji Meshram

having registered office at B-53 3/10, Block A-14, P. L. Lokhande Marg, Govandi, Mumbai – 400043. Hereby declare that our Redevelopment Project "POONAM CELESTE" on property bearing F.P. No. 160, T.P.S. No. III, CTS No.: 5835 of Village Ghatkopar – Kiroli at R. B. Mehta Marg, Ghatkopar (E), Mumbai 400077 we Have taken Construction Funding from Aditya Birla housing finance Limited attached with Caveats as enumerated hereunder .

- i. An exclusive charge by way of registered mortgage on development rights conferred to us along with developer's share of units for the proposed residential project "Poonam Celeste" being constructed on all that piece and parcel of freehold land bearing Final Plot No. 160 of Town Planning Scheme Ghatkopar No. III admeasuring 635.40 Sq. Mtrs, equivalent to 760 Sq. Yrds., CTS No. 5835 (as mentioned in Approvals) of Village Ghatkopar-Kiroli, Mouze Ghatkopar, Taluka South Salsette, within Registration Sub District of Bandra, Mumbai Suburban District, together with all buildings & structures thereon, both present and future; and FSI/ TDR generated thereon.
- ii. An exclusive charge by way of hypothecation on the Scheduled Receivables of both sold & unsold units in the project Poonam Celeste being constructed on the aforementioned land being mortgaged to lender, under the documents entered with the customers by the borrower, all such proceeds both present & future. An exclusive charge by way of hypothecation on the escrow account, all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be).
- iii. An exclusive charge on TDR - Transfer of Development rights (both present & future) till the same is loaded on project Interest Service Reserve Account (in the form of investment into liquid financial investments) equivalent to three month's interest to be created at every tranche of disbursement on proportionate basis. Lien marking to be done within 15 days of disbursement

For

M/s PL7 Realty Private Limited


Director



PL7 Realty Pvt. Ltd.

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