

Date: 24th January, 2024.

To,
Maharashtra Real Estate Regulatory Authority,
3rd Floor, A Wing, Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra East, Mumbai- 400051.

Sub: Declaration on No encumbrances concerning to Finance for Proposed Redevelopment of Property bearing F.P No 1244 TPS IV of Mahim Division situated at G/South, Old Prabhadevi Road, Prabhadevi, Mumbai - 400 025 known as “**Darshan Inara**”.

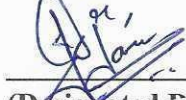
Respected Sir,

We, M/s. Darshan Legacy Builders LLP Developers & CA to Owner of the above-mentioned property, through its Partner, Mr. Kuldeep Dilip Jain, having our principal place of business at Office No. 814, 8th Floor, Maker Chamber V, Jamnalal Bajaj Marg, Nariman Point, Mumbai – 400 021, do hereby state and declare as under:

Magna Publishing Company Limited (hereinafter referred to as the “**Owner**”) have executed Development Agreement along with Irrevocable Power of Attorney with the Promoters for development of the real estate project. The Owners had represented to us that they were seized and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of freehold land or ground admeasuring 1622.93 square meters or thereabouts as per P.R Card (1622.92 square meters or thereabouts as per Town Planning Records) bearing F.P No 1244 TPS IV of Mahim Division situated at G/South, Old Prabhadevi Road, Prabhadevi Mumbai- 400025 (hereinafter referred to as the “**Land**”).

Based on the above representations from the Owner, we state and declare that the property admeasuring gross plot area 1622.93 square meters or thereabouts as per P.R Card (1622.92 square meters or thereabouts as per Town Planning Records) bearing F.P No 1244 TPS IV of Mahim Division situated at G/South, Old Prabhadevi Road, Prabhadevi, Mumbai - 400 025 does not have any type of financial obligation and no security interests are created on the subject property and **this project is free from financial encumbrance.**

For M/s. Darshan Legacy Builders LLP


(Designated Partner)

