

Arya Arfa Developers

Shop No.4, Unity Complex, 85, Rasta Peth, Pune – 411011.

Date: 10th August, 2023

Encumbrance with respect to Finance

This is to certify that M/s. Arya Arfa Developers through its partner Mr. Vishal Gorakhnath Dhanwade having registered office at Shop No 4, Unity Complex, 85, Rasta Peth, Pune - 411 011. Promoter of the proposed project 'Vitthal Niwas' do hereby solemnly declare undertake and state as under:

I, Mr. Vishal Gorakhnath Dhanwade declare that there is no encumbrance with respect to finance on the project 'Vitthal Niwas'. The proposed Project 'Vitthal Niwas' is free from any financial encumbrance.

Schedule I

Project Details

Project Name: Vitthal Niwas

Address: CTS No 204 B and C, Nana Peth, Taluka Haveli, District Pune 411002.

For M/s. Arya Arfa Developers



Mr. Vishal G Dhanwade
Partner

Date: 10th August, 2023

Place: Pune



Arya Arfa Developers

Shop No.4, Unity Complex, 85, Rasta Peth, Pune – 411011.

Date: 10th August, 2023

No Legal Encumbrance

This is to certify that M/s. Arya Arfa Developers through its partner Mr. Vishal G Dhanwade having registered office at Shop No 4, Unity Complex, 85, Rasta Peth, Pune - 411 011. Promoter of the proposed project 'Vitthal Niwas' do hereby solemnly declare undertake and state as under:

I, Mr. Mr. Vishal G Dhanwade declare that there is no legal encumbrance created on the project "Vitthal Niwas". The proposed Project 'Vitthal Niwas' is free from legal encumbrance, charges and mortgage of any nature.

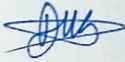
Schedule I

Project Details

Project Name: Vitthal Niwas

Address: CTS No 204 B and C, Nana Peth, Taluka Haveli, District Pune 411002.

For M/s. Arya Arfa Developers



Mr. Vishal G Dhanwade

Partner

Date: 10th August, 2023

Place: Pune





ENCUMBRANCE - CERTIFICATE

At the instance of **ARYA ARFA DEVELOPERS**, Registered Partnership Firm, Registered under the Indian Partnership Act, 1932 having its Registered Office and Place of Business at - Shop No. 4, Unity Complex, 85, Rasta Peth, Pune through its Partner **MR. VISHAL GORAKHNATH DHANWADE**, I have investigated the title of lands (a) an area admeasuring **212.40 Sq. MTRS.** of **CTS No. 204/B & (b) an area admeasuring 230.10 Sq. MTRS.** of **CTS No. 204/C** situated at **NANAPETH, PUNE** which is more particularly described in **SCHEDULE** herein-below and hereinafter referred to as the, "**SAID LAND / PROJECT LAND**". I have initially issued **SEARCH AND TITLE INVESTIGATION REPORT** on **05/07/2023** in respect of the said land / project land.

Property more particularly described in the Schedule herein-below is alongwith **RESIDENTIAL + COMMERCIAL BUILDING** being constructed thereon under the name & style of the project as "**VITTHAL NIWAS**" & which is going to register as a Project u/s 3 of **REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016**.

SCHEDULE

(Description of the SAID LAND / PROJECT LAND)

All that piece and parcel of entire lands situated at **NANAPETH, PUNE**, within the limits of Pune Municipal Corporation and within the registration Sub-District Haveli Nos. 1 to 28, bearing respective CTS No., Area & boundaries are as under :

- A) CTS No. 204/B**, an area admeasuring **212.40 Sq. MTRS.**, which is bounded as under:-
ON OR TOWARDS THE
EAST : By Common Path.
SOUTH : By CTS No. 204C, Nanapeth, Pune.
WEST : By CTS No. 204A, Nanapeth, Pune..
NORTH : By Road.
- B) CTS No. 204/C**, an area admeasuring **230.10 Sq. MTRS.**, which is bounded as under:-
ON OR TOWARDS THE
EAST : By Common Path.
SOUTH : By CTS No. 203, Nanapeth, Pune.
WEST : By CTS No. 204A, Nanapeth, Pune.
NORTH : By CTS No. 204B, Nanapeth, Pune.

Subject to the contents of the Principal **SEARCH AND TITLE INVESTIGATION REPORT** dated **05/07/2023**, I hereby clarify that, **THERE IS/ARE NO CHARGE OR ENCUMBRANCE** of whatsoever nature on the **PROJECT LAND**.

PUNE

DATE : 05/07/2023



MANISH DHENGLE

ADVOCATE