

## **DECLARATION OF NON – ENCUMBRANCE**

I, Shri. Mokshay Pradeep Sadhwani, Partner in SQY LINES Builders LLP having Address of SQY LINES Builders LLP at Survey No. 33/1/F, Nr. Pawan Atharva Phase 1 Bldg, Gandhare Road, Kolivali Village Kalyan (W) – 421 301 Dist. Thane state- Maharashtra do hereby state and declare as under:

1. That SQY LINES Builders LLP are having the Development Rights of the properties situated on 'Nirvana Gardens Phase II, Wing B known as IRIS'' on Survey. Nos. 33/1/F, 33/1/D, 33/1/L, 33/1/K/3, 33/1/N, 33/1/K/1, 33/1/B, 33/1/E, 33/1/A, 33/1/H, 33/1/K/2, admeasuring 9820 sq. mtrs, and absolute owner of the property situated on Survey No. 33/1/M admeasuring 1000 sq. mtrs situated at Village Kolivali, Taluka – Kalyan, Dist. Thane situated within the Minicipal limits of Kalyan Dombivali Municipal Corporation. The portion of land admeasuring 522 sq.mtrs is effected by 15 Mtrs. development plan road widening which will be handed over to Kalyan Dombivali Municipal Corporation, the portion of land area admeasuring 1695 sq. mtrs. is reserved for School and the portion of land area admeasuring 2168 sq. mtrs. (30% land usable) is reserved for garden . Thus the land admeasuring 7009 sq. mtrs. is available for actual development situated at Village Kolivali, Taluka- Kalyan, Dist. Thane situated within the Municipal limits of Kalyan Dombivali Municipal Corporation.

2. That the above mentioned property is free from all sort of encumbrances, burdens, loans/debts securities, mortgages, sale gifts, wakf, Daan, Rehan, Decree and any all other defects.
3. This Non – Encumbrances Declaration is required for submission for MAHA RERA registration in terms of the Maharashtra Real Estate Regulation Act, 2016 and rules framed there-in-under.
4. That the contents of this declaration are true & correct to the best of my knowledge and belief and nothing had been concealed therein.

Verified at Ulhasnagar on this 21<sup>st</sup> day of March 2024.



Deponent.

