

REGD. OFFICE : Flat No. 401, A-Wing, Anupam Apartment, 4th Floor, S. V. Road, Opp. Ration Card Office, Malad (W), Mumbai, Maharashtra - 400064 ■ **CIN :** U45200MH1996PTC099201

CORPORATE OFFICE : F-1/2, Suyojit Heights, Opp. Rajiv Gandhi Bhavan, Sharanpur Road, Nashik 422002
Ph : 2310529, 2314115 ■ **Fax :** 0253-2576393 ■ **E-mail :** suninfra@gmail.com

NO ENCUMBRANCE CERTIFICATE

We, Mr. Anant Keshav Rajegaonkar Director and Mr. Anil Bhavarlal Jain authorized Signatory of Sun Infrastructures Pvt. Ltd. (a Company incorporated under the provision of the Companies Act 1956 having Office at F-1/2, Suyojit Heights, Opp. Rajiv Gandhi Bhavan, Sharanpur Road, Nashik- 422002)- Promoter of the project **"Suyojit One World, Phase-I, Residential Sector"**, having its project land bearing out of **Survey No. A) 113/A/3-2**, having corresponding C.T.S. Nos. 4453, 4450 and 4444 (excluding CTS Nos. 4451A, 4452, 4448 & 4449), **B) Survey No. 113A/1A/6**, having corresponding C.T.S. No. 4444 Part **C) Survey No. 113/B**, situated at Village Deolali, Tal and District- Nashik do hereby declare and state as under-

- We have taken the Project land for development from erstwhile owners under Development Agreement with right to sell constructed premises erected thereon under Power of Attorney both dated 19/07/2007 registered under Sr. No. 6060 & 6091. That we have paid the total consideration to the erstwhile owners as agreed under the said Development Agreement. There is no dispute pending between us and the erstwhile owners in any respect.
- No litigation is pending before any forum challenging the right, title and Interest of the previous owners / Developer i.e. Sun Infrastructures Pvt. Ltd., save and except R.C.S. No. 58/2014, filed by one of the erstwhile owners Mr. Nilesh Ramakant Khandre against the Developer and others in the court of Civil Judge (JD) Nashik Road, praying for declaration that the defendants have no right to obstruct the plaintiff from using the 12 mtrs. North-south road towards S.No. 113A/1A/3, passing through CTS No. 4444(p). The case is fixed on 24/07/2017 for hearing on Exh. 5. No prohibitory orders are passed against the Developer and others.
- No loan is outstanding against the name of our company i.e. Sun Infrastructures Pvt. Ltd., by way of mortgage of the said project land in favour of any bank of financial Institution.
- The said project land is thus free from all encumbrances and charges. Such Certificate is issued to us by the Advocate.

This Declaration is given on the basis of knowledge and the relevant documents of title such as Property Card/ 7/12 Extract , Development Agreement, Power of Attorney, Sanctioned Plans, other signed documents relating to Project land.

Date - 17 /07/2017

Place- Nashik



For Sun Infrastructures Pvt. Ltd
Director

