

SAPTRISHI URBAN SPACE PRIVATE LIMITED

Regd Add : 801, Floor -8, Crystal Tower, 46/48, Maruti Lane, Off Bora Bazar Street, Fort, Mumbai 400 001

Correspondence Add : Unit No. 202 C Wing 2nd floor Godrej Coliseum Behind Everard Nagar, Sion East, Mumbai – 400022

CIN No. U45500MH2021PTC368063

Date: 21.09.2023

To,
Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Name of the Project – MELUHA

Ref: Proposed real estate project on land bearing CTS No. 104J admeasuring 907 square meters together with tit-bit land admeasuring 1440.12 square meters, i.e. admeasuring in aggregate 2,347.12 square meters lying and being at Village Dindoshi, Taluka Borivali, Malad (East), Mumbai – 400 097.

MAHARERA Registration No. –

Sub: Declaration of Encumbrances concerned to Finance

Dear Sir/Madam

I, **Mr, Cherag Ramakrishnan** age 53 years, occupation: Business, residing 801, Floor-8, Crystal Towers, 46/48, Maruti Lane, off Bora Bazar Street, Fort, Mumbai- 400 051. The Director of **Saptrishi Urban Space Private Limited**, do hereby declare and state that Building Nos 19A and 19B Standing thereon belonging to Dindoshi Shivalaya CHS LTD has the title of all the pieces or parcels of land, bearing survey nos 31 & 39 corresponding to CTS No. 104J Village Dindoshi Taluka Borivali, together admeasuring 2347.12 Sq. Mtrs, and that said property is mortgaged 90% of the total saleable area of the project to be developed on the land as aforementioned together with all the rights of Ceeer Realty and Infrastructure Private Limited as a shareholder of Saptrishi Urban Space Private Limited in respect of the project against a credit facility of Rs. 12,00,00,000/- (Rupees Twelve Crore Only) with a condition and

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understanding that HDFC Limited shall cede its mortgage / charge in favour of any incoming lender who is willing to provide construction finance for the project to the Saptrishi Urban Space Private Limited and/or Ceear Realty and Infrastructure Private Limited in the future, subject to HDFC Limited enjoying an exclusive first charge over certain identified units in the project having value of not less than Rs. 12,00,00,000/- (Rupees Twelve Crore Only), on the terms and conditions contained therein.

Place: Mumbai

For Saptrishi Urban Space Private Ltd

cherag
Director

