



Declaration for Non Encumbrances Certificate - Legal

I, Shri. Ashish Kumar Agarwal, authorized partner of M/s. Lotus Ventures LLP, incorporated under the provisions of The Limited Liability Partnership Act, 2008 and having our registered office at 1301 Lotus trade centre, Near D.N. Nagar Metro Station, New Link Road, Andheri (West), Mumbai – 400053 and are engaged into the business of construction and development of immovable properties and we do hereby solemnly affirm and declare as under:

1. That we have the rights of redevelopment of the property bearing CTS no. 305 of Village Vile Parle (W), Taluka - Vile Parle , in the Mumbai Suburban District situate, lying and being at Navyug C.H.S. Ltd. C.T.S. No. 305, village - Vile Parle (W), situated at N.S. road No. 5, JVPD Scheme, Vile Parle (W) Mumbai - 400056.
2. That the above-mentioned property is free from all sort of legal encumbrances.
3. Non-Encumbrances certificate is required for submission in the office of MAHARERA

For M/s Lotus Ventures LLP



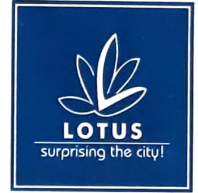


Mr. Aashish Kumar Agarwal
(Authorized Partner)

Place: Mumbai

Date: 10th October 2023

LOTUS VENTURES LLP



Declaration for Non Encumbrances Certificate - Finance

I, Shri. Ashish Kumar Agarwal, authorized partner of M/s. Lotus Ventures LLP, incorporated under the provisions of The Limited Liability Partnership Act, 2008 and having our registered office at 1301 Lotus trade centre, Near D.N. Nagar Metro Station, New Link Road, Andheri (West), Mumbai – 400053 and are engaged into the business of construction and development of immovable properties and we do hereby solemnly affirm and declare as under:

1. That we have the rights of redevelopment of the property bearing CTS no. 305 of Village -Vile Parle (W), Taluka - Vile Parle in the Mumbai Suburban District situate, lying and being at at Navyug C.H.S. Ltd. N.S. road No. 5, JVPD Scheme, Vile Parle (W) Mumbai - 400056.
2. That the above-mentioned property is free from all sort of encumbrances and no lien whatsoever is marked against the Project.
3. Non-Encumbrances certificate is required for submission in the office of MAHARERA

For M/s Lotus Ventures LLP



Mr. Aashish Kumar Agarwal
(Authorized Partner)

Place: Mumbai

Date: 10th October 2023

LOTUS VENTURES LLP