TO WHOMSOEVER IT MAY CONCERN

No Encumbrances concerned to Finance

I, **Mr. Vishal Ashok Chugera** are the developer of the captioned property mentioned in Property Schedule - I, herein below is having his registered **office at 706, 706A, Lotus Building, Wanawdi, Near Kedari Petrol Pump, Taluka-Haveli Dist. - Pune 411040** and is holding lawful Rights of the property named project **NIVAAN LEGACY**, situated at **Gat. No. 103, Village- Bakori, Tal- Haveli Dist.- Pune 412207** with lawful vacant peaceful possession over the said property. We further certify that we have no encumbrances nor created any third party right on it and no finance on this project has been done.

'Property Schedule – I' Above Referred To – The Entire Layout Property: -

All that piece and parcel of land property admeasuring **9,000.00 Sq. Mtrs.** of the property bearing **Gat. No. 103, Village-Bakori, Tal- Haveli Dist. - Pune 412207** and which is bounded as under:

On and towards East	: Property Belongs to Mr. Suresh Warghade and Mr. Kisan Warghade
On and towards South	: Property Belongs to Mr. Dnyaneshwar Warghade
On and towards West	: Property Belongs to Mr. Kaluram Warghade
On and towards North	: Bakori-Bholhai Road.

Along with easements, appurtenances, available FSI / FAR including the rights to utilize the TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

Date: **11/05/2023**
Place: **Pune**

NIVAAN LEGACY PUNE

Proprietor: **Vishal Ashok Chugera**
Authorized Signatory