TO WHOMSOEVER IT MAY CONCERN

No Encumbrances concerned to Legal

I, **Vishal Ashok Chugera**, is 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 hereby declare and state that we have development rights in respect of all that pieces and parcel of freehold land. We further certify that we don't have any type of litigation with any third party in any court of law and this project is free from any legal encumbrance.

'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.

(Here in after referred to as the **"Land"**) and that the said Land is free from all encumbrances.

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

NIVAAN LEGACY PUNE

Promoter: **Vishal Ashok Chugera**
Authorized Signatory