"NO ENCUMBRANCE CERTIFICATE"

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 have got sanctioned the Layout and are developing the same. The project of the entire layout is identified as **NIVAAN LEGACY**, and the respective title and rights of owners and developers is clean, clear and marketable and free from reasonable doubts.

I state that there is no any encumbrance or charge over the subject Project property or any part thereof, which is with Promoters.

'PROPERTY SCHEDULE – I' ABOVE REFERRED TO – THE ENTIRE LAYOUT PROPERTY:-

All that piece and parcel of land property admeasuring **9,000 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: **15/05/2023**
Place: **Pune**

NIVAAN LEGACY PUNE

Promoter: **Vishal Ashok Chugera**
Authorized Signatory