HIMALAYA
INFRAPROJECTS SUNSHINE
UNIT II

Declaration Regarding Encumbrance

We named below in our personal capacity as Land Owners as well as constituent members of the Promoter AOP Himalaya Infra Projects Sunshine Unit II Nagpur; viz.,

1) SHRI. Sunil Duddalwar S/o. Ramakrishna Duddalwar aged About 59 yrs, Occupation – Business, Resident of 98 Shivajinagar, Nagpur, Tahsil and District - NAGPUR.

2) SMT. Sonal Duddalwar W/o. Sunil Duddalwar, aged about 54 yrs, Occupation - Business, Resident of 98 Shivajinagar Nagpur, Tahsil and District - NAGPUR.

3) SHRI. Kunal Duddalwar S/o. Sunil Duddalwar, aged about 30 yrs, Occupation - Business, Resident of 98 Shivajinagar Nagpur, Tahsil and District – NAGPUR.

We the above named Declarants do hereby state, undertake and declare as under:

1. That the Apartments listed in the following table, which are part of the TULIP Wing and ORCHID Wing of the Apartment Building named and styled as **Himalaya Sunshine Apartments II Condominium** (RERA No. **P50500016557**) being constructed on Plot No. 67 admeasuring 4484.893M² (48275.388 Sq. ft.) being part of the Himalaya Sunshine Layout situated on the land bearing Kh. Nos. 38, having an area of 3.29 Hectares (i.e. 8.13 Acres), Rental Rs 13.00, both held in Occupancy Class-1 Rights of MOUZA – DABHA. P.S.K. 7., is mortgaged to HDFC Limited against the construction Finance Facility.

Duddalwar

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TULIP WING APARTMENTS MORTGAGE LIST		
Sr. No.	Floor	Flat No.
1.	Second	204
2.	Second	205
3.	Third	305
4.	Fourth	404
5.	Fourth	405
6.	Fifth	504
7.	Fifth	505
8.	Sixth	604
9.	Sixth	605
10.	Seventh	703
11.	Seventh	704
12.	Seventh	705
13.	Eighth	803
14.	Eighth	804
15.	Eighth	805

ORCHID WING APARTMENTS MORTGAGE LIST		
Sr. No.	Floor	Flat No.
1.	First	101
2.	First	102
3.	First	104
4.	First	108
5.	Second	201
6.	Second	202
7.	Second	208
8.	Third	301
9.	Third	302
10.	Third	303
11.	Third	304
12.	Third	307
13.	Third	308
14.	Fourth	401
15.	Fourth	402
16.	Fourth	408
17.	Fifth	501
18.	Fifth	504
19.	Fifth	508
20.	Sixth	601
21.	Sixth	607
22.	Sixth	608
23.	Seventh	701
24.	Seventh	704
25.	Seventh	708
26.	Eighth	801
27.	Eighth	802
28.	Eighth	804
29.	Eighth	805
30.	Eighth	806
31.	Eighth	807
32.	Eighth	808

2. That the Apartments listed below are not mortgaged to any lending institution including HDFC Limited and hence are free of any encumbrance.

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TULIP WING APARTMENTS FREE FROM ENCUMBRANCE LIST			ORCHID WING APARTMENTS FREE FROM ENCUMBRANCE LIST		
Sr. No.	Floor	Flat No.	Sr. No.	Floor	Flat No.
1.	First	101	1.	First	103
2.	First	102	2.	First	105
3.	First	103	3.	First	106
4.	First	104	4.	First	107
5.	First	105	5.	Second	203
6.	First	106	6.	Second	204
7.	First	107	7.	Second	205
8.	First	108	8.	Second	206
9.	Second	201	9.	Second	207
10.	Second	202	10.	Third	305
11.	Second	203	11.	Third	306
12.	Second	206	12.	Fourth	403
13.	Second	207	13.	Fourth	404
14.	Second	208	14.	Fourth	405
15.	Third	301	15.	Fourth	406
16.	Third	302	16.	Fourth	407
17.	Third	303	17.	Fifth	502
18.	Third	304	18.	Fifth	503
19.	Third	306	19.	Fifth	505
20.	Third	307	20.	Fifth	506
21.	Third	308	21.	Fifth	507
22.	Fourth	401	22.	Sixth	602
23.	Fourth	402	23.	Sixth	603
24.	Fourth	403	24.	Sixth	604
25.	Fourth	406	25.	Sixth	605
26.	Fourth	407	26.	Sixth	606
27.	Fourth	408	27.	Seventh	702
28.	Fifth	501	28.	Seventh	703
29.	Fifth	502	29.	Seventh	705
30.	Fifth	503	30.	Seventh	706
31.	Fifth	506	31.	Seventh	707
32.	Fifth	507	32.	Eighth	803
33.	Fifth	508			
34.	Sixth	601			
35.	Sixth	602			
36.	Sixth	603			
37.	Sixth	606			
38.	Sixth	607			
39.	Sixth	608			
40.	Seventh	701			

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41.	Seventh	702			
42.	Seventh	706			
43.	Seventh	707			
44.	Seventh	708			
45.	Eighth	801			
46.	Eighth	802			
47.	Eighth	806			
48.	Eighth	807			
49.	Eighth	808			

3. That in respect of the Apartments which are mortgaged or encumbered, as mentioned in paragraph 1 above, to HDFC Ltd the Promoter do hereby undertake to inform the prospective purchasers regarding such encumbrance and consent will be obtained wherever necessary.

4. That the promoter further undertake to intimate the lender i.e. HDFC Ltd as and when the booking of the Apartments or execution of Agreement of Sale in respect of the such Apartments, and further undertake to obtain No objection certificate from the lender i.e. HDFC Ltd in the event of prospective purchaser intends to obtain housing finance from any Housing finance institution or Bank in respect of such Apartment.

Nagpur

Date :- 13/08/2021

HIMALAYA INFRAPROJECTS SUNSHINE UNIT II

1. Sunil Duddalwar

2. Mrs. Sonal Duddalwar

3. Kunal Duddalwar

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