

Declaration Regarding Encumbrance

We named below in our personal capacity as Land Owners as well as constituent members of the Promoter AOP Himalaya Infraprojects 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 55 yrs, Occupation - Business, Resident of 98 Shivajinagar Nagpur, Tahsil and District - NAGPUR.
- 3) SHRI. Kunal Duddalwar S/o. Sunil Duddalwar, aged about 31 yrs, Occupation - Business, Resident of 98 Shivajinagar Nagpur, Tahsil and District - NAGPUR.

do hereby state, undertake and declare as under:

That the land described below on which the Real Estate Development Project named and styled as "HIMALAYA SUNSHINE LOTUS APARTMENTS", is being implemented is mortgaged in favour of Union Bank of India, Dharampeth Branch, Nagpur for obtaining loan. The Bank has registered its security Interest on the CERSAI Portal bearing Asset ID 400017503538 and Security ID 200017464928. Hence the said land is encumbered.

Description of the Land referred to above:

ALL THAT pieces and parcel of lands bearing Plot No. 66, admeasuring 2504.481 Square Meters and which is part of the said Himalaya Sunshine Layout situated on the Said Land Non Agricultural lands bearing

Kh./Survey/Gut Nos. 38 of MOUZA - DABHA, P.S.K. 7 having an area of 3.29 Hectares, (OR 8.13 Acres), Rental Rs. 13.00 Yearly, held in Occupancy Class-1 Rights, bearing City Survey Nos. 270/66 and Sheet No. 64 of Mouza - Dabha,



situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

ON THE EAST : BY 9 meter wide Road and Plot No. 67

ON THE WEST : BY Amenity Plot in the Layout

ON THE NORTH : BY 9 meter wide Road and Plot No. 45 and 44

ON THE SOUTH : BY 12 meter wide Main Road

That we further declare and state that the Current outstanding of the Loan amount is Rs. 120.00 Lacs as verified from Bank records and the Promoter shall obtain No Objection Certificate form Union Bank of India, in favour of the Purchases of Apartment, if he desires to avail Housing Loan or finance from any other Bank or financial Institution for the Purchase of Apartment and also undertake to Liquidate the Outstanding Loan amount of the Union Bank of India to remove encumbrance before execution of Final Deed of Sale in favour of Purchaser of Apartments.

That we further declare that the search on CERSAI Portal for generating encumbrance report has been done however the report could not be generated hence not attached. However the Bank has registered its security Interest on the CERSAI Portal bearing Asset ID 400017503538 and Security ID 200017464928. We undertake that once the report is generated from the said portal the same shall be uploaded on the RERA Portal.

Promoters


1. Sunil R. Duddalwar


2. Sonal S. Duddalwar


3. Kunal S. Duddalwar