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) Sunil Duddalwar S/o. Ramakrishna Duddalwar aged About 60 yrs, Occupation – Business, Resident of 98, Shivajinagar, Nagpur, Tahsil and District - NAGPUR.

2) SMT. Sonal Duddalwar W/o. Sunil Duddalwar, aged about 56 yrs, Occupation - Business, Resident of 98, Shivajinagar Nagpur, Tahsil and District - NAGPUR.

3) Kunal Duddalwar S/o. Sunil Duddalwar aged about 32 yrs, Occupation - Business, Resident of 98, Shivajinagar Nagpur, Tahsil and District – NAGPUR.

Hereinafter called as the Promoters do hereby state, undertake and declare as under:

That the Promoters named above have registered a Real Estate Project Named and Styled as "HIMALAYA SUNSHINE LOTUS APARTMENTS" on the land described below. The said Real Estate Project has been granted Registration vide no. **P0500046089.** The said land was earlier was earlier mortgaged in favour of Union Bank of India, Dharampeth Branch, Nagpur for obtaining loan. The individual Members of the Promoter AOP have now liquidated the said Loan obtained from the said bank and the said bank has issued the No Dues Certificate dated 19/11/2022 **(attached herewith)** in favour of the members of the AOP as well as the Promoter of the said Real Estate Project. The Promoter has also obtained the revised Non Encumbrance Certificate from **Sandeep Shastri and Associates Advocates** in respect of the said Land. Hence the said land is not encumbered.

Duddalwar

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**

Promoters

1. **Sunil R. Duddalwar**
2. **Sonal S. Duddalwar**
3. **Kunal S. Duddalwar**

यूनियन बैंक ऑफ इंडिया Union Bank of India
(A GOVT OF INDIA UNDERTAKING)
DHARAMPETH BRANCH, NAGPUR
West High Court road, Dharampeth, Nagpur
Ph no:-0712-2522717 Email:-ubin0803774@unionbankofindia.bank

Dt:-19.11.2022

TO WHIOMESOEVER IT MAY CONCERN

We have sanctioned M/s HIMALAYA INFRAPROJECTS to whom Union Bank of India Dharampeth Branch Nagpur has granted a Mortgage Overdraft loan A/c 037731100000654 of Rs. 2,00,00,000/- Two Crores Only which is paid in full and subsequently limit has been withdrawn.

We state that the Mortgaged property bearing Plot No. 66 admeasuring2504.481 Sq.mtr. out of Kh. No. 38 of Mouza Dabha, City survey No. 270/66, Sheet No. 64, situated at Dabha towards security for aforesaid loan is released/discharged. Bank has No Claim/Charge against said property.

Chief Manager

यूनियन बैंक ऑफ इंडिया
e-Andhra Bank
Nagpur Br.
03771
UNION BANK OF INDIA