

Declaration Regarding Encumbrance

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

- 1) SHRI. Sunil Duddalwar S/o. Ramakrishna Duddalwar aged About 61 yrs, Occupation - Business, Resident of 98 Shivajinagar, Nagpur, Tahsil and District - NAGPUR.
- 2) SMT. Sonal Duddalwar W/o. Sunil Duddalwar, aged about 57 yrs, Occupation - Business, Resident of 98 Shivajinagar Nagpur, Tahsil and District - NAGPUR.
- 3) SHRI. 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 mortgaged in favour of Union Bank of India, Dharampeth Branch, Nagpur for obtaining loan. The individual Members of the Promoter AOP have 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.

However after the liquidation of the above referred Loan, the Promoters have obtained Project Finance/Construction Finance from HDFC Bank Ltd., HDFC House, Ravi Shankar Shukla Marg, Civil Lines, Nagpur - 44001, by Mortgaging the the land (**excluding the Apartments mentioned below after the Description of Land**) described below on which the Real Estate Development Project named and styled as 'HIMALAYA SUNSHINE LOTUS APARTMENTS' is being implemented. The bank has



registered its security interest by registering a 'Mortgage Deed' registered at the Office of the Sub-Registrar Class 2, Nagpur City 4, at Serial No. 5437-2023, Book No. 1, dated 16.06.2023. 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 Mtrs. wide Road, Plot No.45 and 44
ON THE SOUTH : BY 12 meter wide Main Road

Apartments on which the charge of HDFC Bank is not created

Himalaya Sunshine Lotus Apartments		
S. No.	Apartment No.	Area in Square Meters
1.	201	93.359
2.	302	95.222
3.	501	93.354
4.	701	93.354

Date : 05/03/2024

Nagpur

Promoters



1. Sunil R. Duddalwar



2. Sonal S. Duddalwar



3. Kunal S. Duddalwar

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 admeasuring 2504.481 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

