

LEGAL ENCUMBRANCE CERTIFICATE

I, Mr. **Dattatray Murlidhar Mokashi** partner and authorized signatory of **M/s. Shree Sai Ram Properties** having its Registered Office at Gat No 572, Moshi, Pune – 412105, do hereby solemnly declare, undertake and state as under:

1. I hereby confirm that we are absolutely seized and possessed of and otherwise well and sufficiently entitled to the project land admeasuring 3262.00 sq.mtrs out of Gat No 571 & 572, situated at Village Moshi, Taluka - Haveli, District – Pune
2. That we are in peaceful possession of the said property (Project Land).
3. That we have proposed to construct a Project **THE SHASHWAT** on the aforesaid Project Land
4. That we have obtained project loan from Capri Global Capital Ltd. By mortgaging the said land bearing Gat No 571 & 572, and the units in the project The Shashwat to be constructed thereon situated at Village Moshi, Taluka - Haveli, District – Pune by executing deed which is registered in the office of the Sub-Registrar Haveli No 18 Pune at serial No 7098/24 dated 26/03/2024.
5. I/We, hereby declare that there is no litigation or any legal interest other than Capri Global Capital Ltd. created in the said Real Estate Project and there is no litigation or legal charge over the subject Project Land or any part thereof. The Project Land is free from all encumbrances, charges or claims of whatsoever nature and we have marketable title to the same
6. I hereby further confirm that the said land is not subject matter of any litigations.

SCHEDULE

Real Estate Project **THE SHASHWAT** being constructed on land bearing Gat No 571 & 572 to the extent of project land admeasuring 3262.00 sq.mtrs area demarcated by its boundaries (latitude and longitude of the end points)

On or towards the East	: By New Gat No 574
On or towards the South	: By PCMC Reservation of Parking & New Gat No 570
On or towards the West	: By 60 mtrs. wide Pune Nashik Road
On or towards the North	: By New Gat No 573



For SHREE SAIRAM PROPERTIES


Partner Promoter Partner

M/s. Shree Sai Ram Properties
through its partner and authorized signatory
Mr. Dattatray Murlidhar Mokashi

Date: 24/06/2024
Place: Moshi – Pune