

M/S SHIVA ENTERPRISES

Office Address:- Flat No.101 1st Floor JAI BABA PARK, Gandhi Road,
U.No.1, Plot No.317 & 318, Prem Nagar Tekdi, Ulhasnagar-421005.
Mobile No.9890377441 (Ramesh Achhra)
9322233332 (Avinash Achhra)

Email us at aviachhra99@gmail.com

Dated:- 18/10/2022

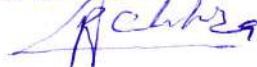
ENCUMBRANCES CERTIFICATE.

We, the undersigned (i) Shri Ramesh S/o Navalmal Achhra, Hindu, Adult, aged about 68 years, occupation business and (ii) Shri Avinash S/o Rameshlal Achhra, Hindu, Adult, aged about 38 years, occupation business, both residing at Flat No.101 on 1st Floor of "JAI BABA PARK", Prem Nagar Tekadi Road, near Gandhi Road, Ulhasnagar-5, District Thane, both the Partners of "M/S SHIVA ENTERPRISES", have started the construction work of a Ground + Seven Storied building in the name and style of "MANNAT VIRAAJ" on C.D. hold land of Room No.224 of Blk.No.A-112 (Admeasuring about 197-3/9 Sq.yards) bearing C.T.S. No.22880-अ, shown in Survey Sheet No.61, Assessed by Ulhasnagar Municipal Corporation under Property No.39DO008582000 (Old Property No.39/1856) of Ward No.39 & Room No.225 of Blk.No.A-113 (Admeasuring about 250 Sq.yards) bearing C.T.S. No.22879, shown in Survey Sheet No.61, Assessed by Ulhasnagar Municipal Corporation under Property No.39DO008581900 (Old Property No.39/1855) of Ward No.39, Ulhasnagar-4, District Thane, totally admeasuring about 447-3/9 Sq.yards equivalent to 373.90 Sq.Meters (Hereinafter referred to as the "SAID BUILDING").

That we have purchased the above said properties i.e. Room No.224 of Blk.No.A-112 (Admeasuring about 197-3/9 Sq.yards) bearing C.T.S. No.22880-अ, shown in Survey Sheet No.61, Assessed by Ulhasnagar Municipal Corporation under Property No.39DO008582000 (Old Property No.39/1856) of Ward No.39 & Room No.225 of Blk.No.A-113 (Admeasuring about 250 Sq.yards) bearing C.T.S. No.22879, shown in Survey Sheet No.61, Assessed by Ulhasnagar Municipal Corporation under Property No.39DO008581900 (Old Property No.39/1855) of Ward No.39, Ulhasnagar-4, District Thane, totally admeasuring about 447-3/9 Sq.yards equivalent to 373.90 Sq.Meters, as under:-

- 1) THAT originally one Shri A. Sadasivan Nair was in possession and in occupation of the property, known as Room No.224 of Blk.No.A-

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Partner

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Partner

112, Ulhasnagar-4, District Thane, admeasuring 197-3/9 Sq.yards. The Government of India, Through the Additional Collector, Thane, Ulhasnagar Township had allotted the above said property i.e. Room No.224 of Blk.No.A-112, Ulhasnagar-4, District Thane, admeasuring 197-3/9 Sq.yards to Shri A. Sadasivan Nair by an Agreement executed by Shri A. Sadasivan Nair with the Assistant Tahsildar & Assistant Administrator, Ulhasnagar Township on 08/07/1983 bearing Sr.No.AC/ACCOM/C-4/CD/SR.No.522. Shri A Sadasivan Nair had sold the above said property i.e. Room No.224 of Blk.No.A-112, Ulhasnagar-4, District Thane, admeasuring 197-3/9 Sq.yards to Smt. Juthika Dutta under a Registered Sale Deed No.P-189 dated 05/10/1991. Smt. Juthika W/o Sachindranath Dutta had expired on 03/08/2005 at Ulhasnagar-4. Smt. Juthika W/o Sachindranath Dutta had left behind (i) Smt. Shoma Pradip Das, (ii) Smt. Rupa Subash Mitra, (iii) Smt. Jhuma Alok Chakraborti & (iv) Miss Reena Datta alias Reena Chakraborti. Latter on The Managing Officer & Sub-Divisional Officer Ulhasnagar, Sub Division Ulhasnagar, has issued the C.D. (Conveyance Deed) of the above said property i.e. Room No.224 of Blk.No.A-112, Ulhasnagar-4, District Thane, for an area admeasuring 197-3/9 Sq.yards in the names of (i) Smt. Shoma Pradip Das, (ii) Smt. Rupa Subash Mitra, (iii) Smt. Jhuma Alok Chakraborti & (iv) Miss Reena Datta alias Reena Chakraborti. Vide C.D. (Conveyance Deed) issued under Sr.No.SDO/GBP/C-5/CDR-31/2016 dated 14/09/2016. The above said (i) Smt. Shoma Pradip Das, (ii) Smt. Rupa Subash Mitra, (iii) Smt. Jhuma Alok Chakraborti & (iv) Miss Reena Datta alias Reena Chakraborti through their constituted Attorney Smt. Shobha Kishoresingh Gour had sold the above said property i.e. Room No.224 of Blk.No.A-112, Ulhasnagar-4, District Thane, admeasuring about 197-3/9 Sq.yards equivalent to 164.90 Sq.Meters to Smt. Shobha Kishoresingh Gour under a Registered Sale Deed No.2286 dated 15/11/2017 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. Smt. Shobha Kishoresingh Gour has sold the above said property i.e. Room No.224 of Blk.No.A-112, Ulhasnagar-4, District Thane, admeasuring about 197-3/9 Sq.yards equivalent to 164.90 Sq.Meters to us i.e. (i) Shri Ramesh S/o Navalmal Achhra & (ii) Shri Avinath S/o Ramesh Achhra under a Registered Sale Deed No.1130 dated 26/03/2021 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1.

2) THAT originally one Shri V.D. Palishkar was an absolute owner of the property, known as Room No.225 of Blk.No.A-113, Ulhasnagar-4, District Thane, admeasuring about 250 Sq.yards, which he had purchased from the Government of India, in an open auction, held on

M/s. Shiva Enterprise

 Partner

2

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 Partner

19th day of June, 1968 by the Managing Officer, Office of the Regional Settlement Commissioner, Bombay. Vide Certificate of Sale issued under Sr.No.5276-79 dated 15/11/1968. Shri Vijay S/o Digambar Palishkar (Shri V.D. Palishkar) had sold the above said property i.e. Room No.225 of Blk.No.A-113, Ulhasnagar-4, District Thane, admeasuring about 250 Sq.yards, to Shri Pandrinath S/o Ramchand Narvekar under a Registered Sale Deed No.2528 dated 10/11/1970 Registered in the Office of the Sub-Registrar, Kalyan. Shri Pandrinath S/o Ramchand Narvekar had expired on 27/11/1984, after the death of Shri Pandrinath S/o Ramchand Narvekar, the above said property i.e. Room No.225 of Blk.No.A-113, Ulhasnagar-4, District Thane, admeasuring about 250 Sq.yards, was changed in the names of Smt. Suhasini Pandrinath Narvekar and her four minor sons named (i) Kumar Padmakar S/o Pandrinath Narvekar, (ii) Kumari Kaishri D/o Pandrinath Narvekar, (iii) Kumari Jayashri D/o Pandrinath Narvekar & (iv) Kumari Subhangi D/o Pandrinath Narvekar in the records of the Office of the Administrator, Ulhasnagar Township. Vide letter of Change of Name issued under Sr.No. ADM/ACCOM/C-4/Blk.A-113/WS-433/SR-198 dated 26/08/1986. Latter on (i) Smt. Suhasini Pandrinath Narvekar had expired on 17/02/2002, (ii) Shri Padmakar S/o Pandrinath Narvekar had expired on 01/08/2004 and (iii) Smt. Vidya W/o Vikas Pethe alias Jayashri D/o Pandrinath Narvekar had expired on 02/09/2003. Subsequently the above said property i.e. Room No.225 of Blk.No.A-113, Ulhasnagar-4, District Thane, admeasuring about 250 Sq.yards, was changed in the names of (i) Smt. Asha W/o Arun Kote alias Rajashree alias Jaishree D/o Pandrinath Narvekar (ii) Shri Vikas Motiram Pethe self & as natural Guardian of Master Durgesh S/o Vikas Pethe & Kumari Tejshree D/o Vikas Pethe and (iii) Smt. Bhagyashri W/o Nandkishore Kulkarni alias Subhangi D/o Pandrinath Narvekar in the records of the Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar. Vide letter of Change of Name issued under Sr.No. SDO/GBP/C-4/ME.No.95/08 dated 15/09/2008. The above said persons i.e. (i) Smt. Asha W/o Arun Kote alias Rajashree alias Jaishree D/o Pandrinath Narvekar (ii) Shri Vikas Motiram Pethe self & as natural Guardian of Master Durgesh S/o Vikas Pethe & Kumari Tejshree D/o Vikas Pethe and (iii) Smt. Bhagyashri W/o Nandkishore Kulkarni alias Subhangi D/o Pandrinath Narvekar had sold the above said property i.e. Room

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Partner

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No.225 of Blk.No.A-113, Ulhasnagar-4, District Thane, admeasuring about 250 Sq.yards, to Shri Mahesh S/o Choithram Ahuja under a Registered Sale Deed No.3534 dated 31/10/2008 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. Shri Mahesh S/o Choithram Ahuja had sold the above said property i.e. Room No.225 of Blk.No.A-113, Ulhasnagar-4, District Thane, admeasuring about 250 Sq.yards, to Smt. Sonia W/o Ghanshamdas Udasi under a Registered Sale Deed No.4232 dated 09/12/2009 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. Smt. Sonia W/o Ghanshamdas Udasi had sold the above said property i.e. Room No.225 of Blk.No.A-113, Ulhasnagar-4, District Thane, admeasuring about 250 Sq.yards, to Dr. Shri Prabhu Sukhramdas Ahuja under a Registered Sale Deed No.1402 dated 25/06/2012 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. Dr. Shri Prabhu Sukhramdas Ahuja had sold the above said property i.e. Room No.225 of Blk.No.A-113, Ulhasnagar-4, District Thane, admeasuring about 250 Sq.yards, to us (i) Shri Avinash S/o Rameshlal Achhra & (ii) Shri Ramesh S/o Navalmal Achhra under a Registered Sale Deed No.2511 dated 30/12/2013 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1.

That the above said properties are free from all encumbrances, liens, charges, etc.

M/s. Shiva Enterprise

Partner

1. Shri Ramesh Navalmal Achhra.

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Partner

2. Shri Avinash Rameshlal Achhra.

Partners of "SHIVA ENTERPRISE"
Promoters/Builders.

Dated:- 18/10/2022