

SACHDEV DEVELOPERS (OPC)

PRIVATE LIMITED

601, 6, REGENCY ANTILIA C1 WING II BLDG, MHARAL, KALYAN THANE
421301

Dated:- 05/10/2022

ENCUMBRANCES CERTIFICATE.

I, the undersigned, **Shri Mahesh S/o Shyamlal Sachdev** Director of "**SACHDEV DEVELOPERS (OPC) PRIVATE LIMITED**", Hindu, Adult, aged about 47 years, occupation business, residing at Flat No.102 on 1st Floor of "**DAYAL TERE NAAM TARAN**" Blk.No.A-729, Room No.1457 & 1458, Prem Nagar Tekadi, Ulhasnagar-5, District Thane, has started the construction work of a Ground + Seven Storied building in the name and style of "**SHYAM AANGAN**" on C.D. hold land of Room No.1856 (Admeasuring about 253 Sq.yards) of Blk.No.C-928 bearing C.T.S. No.24475 shown in Survey Sheet No.60 & Land adjacent to Room No.1856 (Admeasuring about 253 Sq.yards) of Blk.No.C-928 bearing C.T.S. No.24476 shown in Survey Sheet No.60, Assessed by Ulhasnagar Municipal Corporation under Property No.39DO018859400 (Old Property No.39/2307) of Ward No.39, Ulhasnagar-5, District Thane, totally admeasuring about 506 Sq.yards equivalent to 423.22 Sq.Meters (Hereinafter be referred to as the "**SAID BUILDING**").

That I have purchased the above said properties i.e. Room No.1856 (Admeasuring about 253 Sq.yards) of Blk.No.C-928 bearing C.T.S. No.24475 shown in Survey Sheet No.60 & Land adjacent to Room No.1856 (Admeasuring about 253 Sq.yards) of Blk.No.C-928 bearing C.T.S. No.24476 shown in Survey Sheet No.60, Assessed by Ulhasnagar Municipal Corporation under Property No.39DO018859400 (Old Property No.39/2307) of Ward No.39, Ulhasnagar-5, District Thane, totally

For Sachdev Developers (OPC) Private Limited

M. S. Sachdev

Authorised Sign

admeasuring about **506 Sq.yards** equivalent to 423.22 Sq.Meters as under:-

- 1) WHEREAS originally one Shri Shridhar S/o Purshottam was an absolute owner of the property, known as Room No.1856 of Blk.No.C-928, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, which he had acquired by way of purchase from the Government of India, in an open auction, held on 4th day of January, 1968 by the Managing Officer, Office of the Regional Settlement Commissioner, Bombay. Vide Certificate of Sale issued on 4th day of May, 1968. Subsequently the above said property i.e. Room No.1856 of Blk.No.C-928, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, was surveyed by the State Government under City Survey No.24475 in the name of Shri Shridhar S/o Purshottam Kulkarni for an area of 211.61 Sq.Meters and same is shown in Survey Sheet No.60 of Camp No.4 & 5 and Sanad was issued to Shri Shridhar S/o Purshottam Kulkarni by the District Inspector of Land Records, Thane and City Survey Officer, Ulhasnagar and also the Property Card in respect of said property was issued to Shri Shridhar S/o Purshottam Kulkarni. Shri Shridhar S/o Purshottam Kulkarni had sold the above said property i.e. Room No.1856 of Blk.No.C-928, bearing C.T.S. No.24475, Sheet No.60, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, equivalent to 211.61 Sq.Meters to (i) Shri Anil S/o Shankarlal Soneja & (ii) Shri Sunny S/o Shankarlal Soneja under a Registered Sale Deed No.2357 dated 17/07/2008 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. Subsequently the above said property i.e. Room No.1856 of Blk.No.C-928, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, was changed in the names of (i) Shri Anil S/o Shankarlal Soneja & (ii) Shri Sunny S/o Shankarlal Soneja 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-5/ME.No.20/9 dated 12/03/2009. The above said (i) Shri Anil S/o Shankarlal Soneja & (ii) Shri Sunny S/o Shankarlal Soneja had sold the above said property i.e. Room No.1856 of Blk.No.C-928, bearing C.T.S. No.24475, Sheet No.60, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, equivalent to 211.61 Sq.Meters to (i) Shri Amit S/o Vishwamitra Wadhwa & (ii) Shri Navin S/o Vishwamitra Wadhwa under a Registered Sale Deed No.495 dated 28/01/2010 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. Subsequently the above said property i.e. Room No.1856 of Blk.No.C-928,

Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, was changed in the names of (i) Shri Amit S/o Vishwamitra Wadhwa & (ii) Shri Navin S/o Vishwamitra Wadhwa 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-5/ME.No.58/10 dated 23/03/2010. The above said (i) Shri Amit S/o Vishwamitra Wadhwa & (ii) Shri Navin S/o Vishwamitra Wadhwa had sold the above said property i.e. Room No.1856 of Blk.No.C-928, bearing C.T.S. No.24475, Sheet No.60, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, equivalent to 211.61 Sq.Meters to Shri Satish S/o Gopichand Harchwani under a Registered Sale Deed No.2754 dated 21/12/2012 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. Shri Satish S/o Gopichand Harchwani had sold the above said property i.e. Room No.1856 of Blk.No.C-928, bearing C.T.S. No.24475, Sheet No.60, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, equivalent to 211.61 Sq.Meters to Shri Prakash S/o Tillumal Sachanandani under a Registered Sale Deed No.510 dated 10/03/2016 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. The above said Sale Deed was signed as Confirming Party by Shri Ramesh S/o Harbuxrai Makhija being the C.E.O. of The Konark Urban Co-Operative Bank Limited., Head Office, Ulhasnagar. Shri Prakash S/o Tillumal Sachanandani had sold the above said property i.e. Room No.1856 of Blk.No.C-928, bearing C.T.S. No.24475, Sheet No.60, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, equivalent to 211.61 Sq.Meters to Shri Rajpal S/o Gobindram Wadhwa under a Registered Sale Deed No.2152 dated 27/09/2018 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. Subsequently the above said property i.e. Room No.1856 of Blk.No.C-928, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, equivalent to 211.61 Sq.Meters was changed in the records of Property Card bearing Sr. No.24475 (Issued in respect of City Survey No.24475) in the name of Shri Rajpal S/o Gobindram Wadhwa by the Taluka Inspector of Land Records (City Survey Officer), Ulhasnagar under Transfer (Mutation) Registered Sr.No.3297, 3298, 3299, 3300 & 3301 respectively dated 29/12/2020. Shri Rajpal S/o Gobindram Wadhwa has sold the above said property i.e. Room No.1856 of Blk.No.C-928, bearing C.T.S. No.24475, Sheet No.60, Ulhasnagar-5, District Thane, admeasuring about 253 Sq.yards, equivalent to 211.61 Sq.Meters to me i.e. **"SACHDEV DEVELOPERS (OPC) PRIVATE LIMITED"** Through its Director, **Shri Mahesh S/o Shyamlal Sachdev** under a Registered Sale

Deed No.2172 dated 01/06/2022 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1.

2) AND WHEREAS the Government of India, as per the order passed by Officer on Special Duty & Secretary (Appeals & Revisions) Revenue & Forest Department dated 23/10/1992 and as per the Allotment-cum-payment order issued by the Sub-Divisional Officer-cum-Managing Officer, Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar bearing **Sr.No.SDO/Plot/C-4/SR-357 dated 14/11/2019** in the name of Shri Rajiuddin S. Shah that the **land bearing C.T.S. No.24476, Sheet No.60, Camp No.4-5, Ulhasnagar-5, District Thane**, admeasuring about **253 Sq.yards** equivalent to **211.5 Sq.Meters** will be allotted to him as part of alternate site in lieu of U.No.6 of Sheet No.53 Ulhasnagar-3 and after the payment of necessary charges (Including the cost of land) by Shri Rajiuddin S. Shah and the payment receipt issued by the Rent Collector of the Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar on dated 16/11/2019, the Sub-Divisional Officer-Cum-Managing Officer, has issued the C.D. (Conveyance Deed) in respect of the **C.T.S. No.24476, Sheet No.60** which is situated adjacent to **Room No.1856 of Blk.No.C-928, Ulhasnagar-5, District Thane**, admeasuring about **253 Sq.yards** equivalent to **211.61 Sq.Meters** in the name of Shri Rajiuddin Sanaulla Shah on dated 18/12/2019 bearing **Sr.No.SDO/Plot/C-5/CDR-363/2019**. Shri Rajiuddin Sanaulla Shah had sold the above said property i.e. Room, situated adjacent to **Room No.1856 of Blk.No.C-928 bearing C.T.S. No.24476** shown in Survey **Sheet No.60**, Assessed by Ulhasnagar Municipal Corporation under portion of **Property No.39DO018859400 (Portion of old Property No.39/2307) of Ward No.39, Ulhasnagar-5, District Thane**, admeasuring about **253 Sq.yards** equivalent to 211.61 Sq.Meters to Shri Govindram S/o Balumal Wadhwa under a Registered Sale Deed No.143 dated 22/01/2020 Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1. Shri Govindram S/o Balumal Wadhwa has sold the above said property i.e. Room, situated adjacent to **Room No.1856 of Blk.No.C-928 bearing C.T.S. No.24476** shown in Survey **Sheet No.60**, Assessed by Ulhasnagar Municipal Corporation under portion of **Property No.39DO018859400 (Portion of old Property No.39/2307) of Ward No.39, Ulhasnagar-5, District Thane**, admeasuring about **253 Sq.yards** equivalent to 211.61 Sq.Meters to me i.e. "**SACHDEV DEVELOPERS (OPC) PRIVATE LIMITED**" Through its Director, **Shri Mahesh S/o Shyamlal**

For Sachdev Developers (OPC) Private Limited

M.S. Sachdev

Authorized Signatory

Sachdev under a Registered Sale Deed No.2171 dated 01/06/2022
Registered in the Office of the Joint Sub-Registrar, Ulhasnagar-1.

That the above said property is free from all encumbrances,
liens, charges, etc.

For **Sachdev Developers (OPC) Private Limited**

M. S. Sachdev

Authorised signatory

Mahesh Shyamlal Sachdev.
Director of "SACHDEV DEVELOPERS
(OPC) PRIVATE LIMITED".