

Unmesh Deshpande & Associates

Advocate

5, Sonali Sadan CHS., Revenue Colony, Off. J. M. Road, Shivajinagar, Pune- 411005, Ph No. 8379051111.

Date: 28.01.2021

NO ENCUMBRANCE CERTIFICATE

- 1) I have issued detailed Search and Title Report in respect of property and project described in schedule hereunder.
- 2) I have opened as the said report that title to the said property is clean, clear & Marketable.
- 3) Project finance raised from the State Bank of India, Kasarwadi Branch, Pimpri-Chinchwad has been totally repaid as evidenced by registered Deed of Release and Reconveyance.
- 4) There are no existing encumbrances upon said property as on date.
- 5) M/s Shree Venkatesh Realty through its authorized Partner Mr. Ankush B. Asabe is Clean, Clear and Marketable.

SCHEDULE (of the "SAID PROJECT")

Ownership units project styled as "VENKATESH NAVITA" comprising of building A and B upon portion of land admeasuring 3910.0 Sq. Mtrs. (after excluding Amenity Space admeasuring 690.00 Sq. Mtrs. handed over to PMC) according to the revised sanctioned layout by PMC Vide the Commencement Certificate No. CC/0999/20 dated 04/11/2020 upon the land bearing Survey No. 101 Hissa No. 7 totally adm. 00 Hec. 46 Ares situated at Village Ambegaon Khurd, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation subject portion of the project adm. 3910.0 Sq. Mtrs. is bounded as under -

On or towards East	: By 9 Mtrs. Wide Road,
On or towards South	: By Survey No. 101/ 8 Ambegaon Khurd,
On or towards West	: By adjoining Survey No. 101/ 2,
On or towards North	: By Amenity Space in the layout of S. No. 101/7 and adjoining S. No. 101/ 4 & 5 Ambegaon Khurd.

Hence this no encumbrance Certificate.

Unmesh Deshpande
Advocate.

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LLM, DLL & LW, DHL