

# SONAL S. SALUNKE

Advocate,

Mobile No. 7038882940

**Office:** S.No. 49, Near PDCC Bank,  
Garje Market, Pune-Nagar Road,  
Chandannagar, Pune 411 014

## ENCUMBRANCE CERTIFICATE

This is to certify that I have investigated the title to the property which is more particularly described in the schedule hereunder written and have persued title deeds and certify that in my opinion the title of **Mr. Vishnu Pandurang Satav & Mr. Dattatray Pandurang Satav**, is having good, clear and marketable and free from encumbrances, charges and/or claims. (Except, the charge of loan of Wagholi Gram Vi, Karyakari Sahakari Society on Gat No. 650/2, owned by Mr. Vishnu Pandurang Satav) And **ROHAN BUILDCON** Through its Partners **MR. JALINDAR VITTHAL SASWADE**, **MR. ARUN RAGHU THIGALE**, having absolute development rights of the said land through a Development Agreement & Power of Attorney executed & Registered on 21/04/2015 in the office of the Sub-Registrar Haveli No. XXVII, Pune vide their serial Nos. 1675/2015 & 1676/2015 respectively.

## SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing....

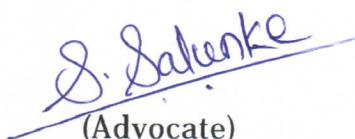
- a) Gat No. 650, Hissa No. 2, (after phalnibara) area about 01H. 29R. plus pot kharaba 00H. 01R. i.e. total area adm. 01H. 30R. assessed at Rs. 05=42 Ps. situated at village Wagholi, Taluka Haveli, Dist. - Pune
- b) Gat No. 650, Hissa No. 3, (after phalnibara) area about 01H. 29R. plus pot kharaba 00H. 01R. i.e. total area adm. 01H. 30R. assessed at Rs. 05=42 Ps. i.e. total area adm. 02H. 60R. situated at village Wagholi, Taluka Haveli, Dist. - Pune within the local limits of Zilla Parishad Pune and Taluka Panchayat Samittee Haveli, and also within the Jurisdiction of Sub-registrar Haveli No. I to XXVII, Pune and same land is bounded as follows :

On or towards the

- East : By Property of Suman Dashrath Satav
- South : By Property of Mr. Purushottam Patel & Mr. Eknath Satav
- West : By Property of Gat No. 650/1
- North : By Pune - Nagar Road

Place: Pune

Date: 23/10/2019

  
(Advocate)



**Sonal S. Salunke (B.S.L.LB.LLM)**  
**ADVOCATE**  
**S.No.49, Near PDCC Bank,**  
**Garje Market, Pune-Nagar Road,**  
**Chandan Nagar, Pune- 411014.**