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S.No.51, Near PMC School Wadgaon Bk., Tal. Haveli, Dist. Pune- 411041.

Date:23/04/2018

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

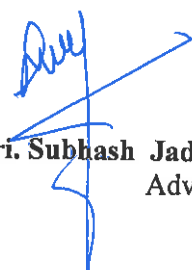
PROPERTY: All that piece and parcel of the land S.No. 51/1A/1/1 totally admeasuring about 01H.38 Are (including potkharaba) from and out of land admeasuring about 3500 sq.mts. lying and being situate at village **Wadgaon Budruk**, within the Registration and District Registration Pune and within the Registration and Sub-Registration Tahasil Haveli and within the local limits of **Pune Municipal Corporation** and bounded as follows-

On or towards:-

East - By remaining portion of S.No.51/1A/1/1.
West - By Brook.
South - By remaining portion of S.No.51/1A/1/1.
North - By Sadguru Apartment.

Together with rights of road, easement hereditaments etc., (hercin after called and referred to as the said Land).

I have investigated the Title of Property described in the caption online and after perusal of the record made available of me in the concern Sub-Registrar Office Pune for 30 (Thirty) years vide receipt no. 6674 dt. 13/04/2018 and documents / papers handed over to me by **M/s. Ashish Builders** (Partnership firm) having its office at -S.No. 51/1A, Laxman Dangat Nagar, Near Utkarsha School, Wadgaon Budruk, Tal. Haveli, Dist. Pune -411041 through its partner-**Shri. Ramesh Dattatray Dangat** and **Sou. Nalini Prakash Dangat** both residing at - S.No. 51, Laxmi Kunj Bunglow, Wadgaon Budruk, Tal. Haveli, Dist. Pune -411041 which are available with them, for scrutiny and examination. On relying upon the documents, register and whatever stated herein above in my opinion that **Shri. Ramesh Dattatray Dangat** and **Sou. Nalini Prakash Dangat** are absolute owner/s of their respective land and have good, clear and marketable title free from all encumbrance charges, line, litigation, claims whatsoever in nature and **Shri. Ramesh Dattatray Dangat** and **Sou. Nalini Prakash Dangat** being Landowner/s and Partner/s of Developer firm, M/s. **Ashish Builders** have full power and absolute authority to develop the said land and construct the building as per the plan sanctioned by the Competent Authority and to sell the tenement/s therein to the prospective buyer/s and to receive the sale proceeds thereof. Hence this non encumbrance certificate.


(Shri. Subhash Jadhav.)
Advocate