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ENCUMBRANCE CERTIFICATE

I hereby certify that, VIP Realtors, (PAN : AALFV1804G), A Registered Partnership Firm, Registered as such under the provisions of The Indian Partnership Firm Act, 1932, Having its Registered Office at : 128/129, Market Yard, Gultekdi, Pune : 411 037, Through its Authorised Signatory, Mr. Ketan Rajendra Gugale, (PAN : AIMP8705G), Age : About 33 Years, Occupation : Agriculturist and Business, subject to all that is stated in detailed title, is having a legal and marketable title of the said land mentioned in schedule free from encumbrances.

SCHEDULE

(Being the description of the total land to which the Promoters herein are entitled to)

All that piece or parcel of land, admeasuring about 01 Hectare 21 Ares from out of land bearing Gat No. 161 Hissa No 2, totally admeasuring about 02 Hectares 77 Ares, assessed at Rs. 6 Paise 69, of Village Koregaon Mul, Taluka Haveli, District Pune, situate within the Registration District of Pune, Registration Sub-District of Taluka Haveli, situate within the Revenue Limits of Tahasil Haveli and situate within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli and Pune Metropolitan Regional Development Authority, Pune and which total land is bounded as under :-

On or towards East : By Gat No 157,
On or towards South : By remaining Portion of Land from out of Gat No 161,
On or towards West : By 12 Meter Wide Road.
On or towards North : By remaining Portion of Land from out of Gat No 161.

Along with all easementary, ownership rights, title and interests therein, or along with the things attached to the said lands together with all things therein such as water, trees, structures standing thereon, etc. or embedded therein.




Nikhil Satish Darekar
Advocate

Place : Pune.

Dated : 29/06/2020.