SK Fortune® Group
A Satish Kokate Venture

SK FORTUNE GROUP
1233/B, Apte Road, Deccan Gymkhana,
Shivajinagar, Pune- 411004

Fortune Developers
A Satish Kokate Venture

FORTUNE DEVELOPERS
Office no. 110,111, Vishal Ventila, Behind Noble Hospital
Magarpatta Road, Hadapsar, Pune- 411028

Legal Encumbrance Certificate

I **Mr. Satish Kokate,** Partner of Fortune Developers, a partnership firm, hereby certify that, by pursuing title deeds and taking necessary searches related to **at plot no.521, CTS no-1137,Survey no.121/1, Sub-Plot no.03, Madhvachhaya, Shivaji Nagar, Bhamburda, Tal Haveli, Dist-Pune-411005**, in my opinion the title of the owner in respect of the property is clear, marketable and free from encumbrances charges and of claims.

Schedule of the Property -

A total area admeasuring **507.88 sq.mtrs** of **at plot no.521, CTS no-1137,Survey no.121/1, Sub-Plot no.03, Madhvachhaya, Shivaji Nagar, Bhamburda, Tal Haveli, Dist-Pune-411005** which is within the limits of the Pune Muncipal Corporation and registration sub district Haveli, is bounded together as follows-

On or towards: -

East: Sub Plot no.05

South: Sub Plot no.04

West: Sub Plot no.01

North: 30ft road & Beyond that plot no.55

Finance Encumbrance Certificate

I Mr. Satish Kokate, Partner of Fortune Developers, a partnership firm, hereby certify that, by pursuing title deeds and taking necessary searches related to **at plot no.521, CTS no-1137,Survey no.121/1, Sub-Plot no.03, Madhvachhaya, Shivaji Nagar, Bhamburda, Tal Haveli, Dist-Pune-411005**,is not encumbered to any bank, nor to any lending institution as of this date and in my opinion the title of the owner in respect of the property is clear, marketable and free from encumbrances charges and of claims.

For, Fortune Developers

Mr. Satish Kokate

Partner

FORTUNE DEVELOPER'S PUNE

Date-15/09/2023

Place-Pune