



Ref.:

Date :

NO ENCUMBRANCE REPORT

RE: All that piece and parcel of land or ground admeasuring Hectares 00 = 96.50 Ares being a portion out of land admeasuring Hectares 03=26 Ares bearing Gat No. 1127 (formerly bearing Gat No. 1633) situate, lying and being at Village Wagholi within the Registration Sub-District Taluka Haveli, District Pune and falling in the "Residential" zone under the Regional Plan of Pune Metropolitan Region currently in force and which portion admeasuring Hectares 00 = 96.50 Ares is bounded as follows, that is to say:

On or towards the East : By Wagholi-Avhalwadi Road & Gat No. 1127 (part) Wagholi.

On or towards the South: By 12 mtr. Wide road running from East to west through Gat No. 1127 (7.81 mtr wide strip of the said road is carved out of the portion of which development rights are held by the Royal Developer and 4.19 mtr wide strip thereof is carved out of the portion held by Shri. Tukaram and Shri. Maruti Satav out of the said Gat No. 1127).

On or towards the West : By land bearing Gat No 1127 (part), Wagholi being the holding of Shri. Tukaram Satav and Shri. Maruti Satav.

On or towards the North : By land bearing Gat No. 1125 & 1126 Wagholi.



On instructions received by us from **M/s Royal Developers** a partnership firm duly formed under the provisions of the Indian Partnership Act, 1932 having its office at Gat No. 1127, Wagholi, Taluka Haveli, District Pune, we have caused search to be taken through Shri. Rajesh S. Palse, Advocate who has taken search on the website of Department of Registration and Stamps Government of Maharashtra in respect of the above captioned land. Such search has not disclosed any outstanding encumbrance on or in respect of the above captioned land.

Further, it is represented to us by the said M/s. Royal Developers through one of its partner, Mr. Rahul Narhari Gavhane, that presently there is no mortgage, charge, liens, attachments, claims, demands or other encumbrances on or against the above captioned Land as on the date of issuance of this certificate.

Hence, relying on the aforesaid representation, we confirm that there are no encumbrances on the above captioned Land. If the facts are different from any of the documents/records and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations pertaining to the encumbrances on the above captioned land, it could have material impact on our conclusions.

Dated this 08th Day of July 2017.

For BENCHMARK LEGAL SERVICES LLP




KIRAN KHANDELWAL,
ADVOCATE