

PARMESHWAR M. WAGHMARE (PATIL)

B.S.L., LL.B.

ADVOCATE

Office No. 4, 1st Floor, M.P.B. Chambers, Pune-Solapur Road, S. No. 156/10, Hadapsar, Pune - 411 028. • adv_param57@yahoo.com • 9922109957.

Ref. :

NOTICE / REPLY
R.P.A.D. / U.C.P. / BY HAND

Date :

NON-ENCUMBRANCE CERTIFICATE

I am Certifying that, the said property is owned by Mr. Ajay Laxman Kadam. The said owner has assigned the rights of development and sell unto an in favor of **M/S MERIDIAN DEVELOPERS, (PAN NO : AATFM 8452 H)** a registered Partnership Firm registered under the provisions of the Indian Partnership Act 1932, having its registered office at Shop No. 2, Ganesh Complex, Loni Station, Kadamwakwasti, Tal. Haveli, Dist. Pune. Through its Partners: **1) Mr. Sujit Ramchandra Kamthe**, Age: 32 Years; Occupation: Business, **2) Mr. Ravindra Laxman Dhumal**, Age: 42 Years; Occupation : Business, **3) Mr. Pritam Bhaskar Kalbhor**, age: 32 years; occupation : business and **4) Mr. Kedar Sahebrao Taware**, Age: 31 Years; Occupation : Business. The property is free from encumbrances and attachments. Hence the said Developer is in lawful, legal and valid possession of the said property and has good marketable title of Development rights in respect of the said property by virtue of **Agreement for sale / Development coupled with an Irrevocable Power of Attorney** dated 20/07/2010 registered at Serial No. **7131/2010 & 7132/2010** respectively in the office of Sub-Registrar Haveli No. XI. Principal Search Report have given in respect of the Scheduled Property by Raut - Tambe Advocates on **11/08/2015** and I have already given Additional Search and Tile Report No. I on **11/05/2016** and Additional Search and Tile Report No. II on **24/07/2017** in continuation to the principal Search & Title Report.

SCHEDULE

All that piece and parcel of land bearing **Gat No. 257** an area admeasuring **00 H 21 R** out of area **00 H. 57 R** out of entire area **03 H. 00 R** assessed at **02.75 Paise** lying, being and situated at **Revenue Village & Grampanchayat Kadamwakwasti**, Tal- Haveli, Dist- Pune within the limits

of Sub-registratrar Haveli and within the local limits of the **Grampanchayat Kadamwakwasti** and which is bounded as under:

ON OR TOWARDS THE

EAST : By property owned by Jaymala Manik Kadam out of Gat No. 257(P).
SOUTH : By property out of Gat No. 257(P).
WEST : By Road out of Gat No. 256(P).
NORTH : By 30 ft Road out of Gat No. 257.

Hence is the Non- Encumbrance Certificate issued today **28th Day of July, 2017 at Pune.**

Parmeshwar M. Waghmare (Patil)

Advocate

