



# **CHINTAMANI REALTY**

**DEVELOPERS & BUILDERS**

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Off.: 501 Varad - Annex, Near Naupada Police Stn., M.G. Road, Thane (W), Mumbai- 400 601

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## **TO WHOMSOEVER IT MAY CONCERN**

### **NON ENCUMBRANCE CERTIFICATE**

1. All that piece and parcel of plot of land bearing survey No. 27, corresponding to C.T.S. No. 61/41 & 61(pt) of Village Kirol, admeasuring 181.40 sq. Mts.

The above mentioned land is acquired by us from the previous owner i) Malabai Devidas Padmane ii) Nirmala Kashiram Padmane iii) Pramila Manikrao Chimankar iv) Rajendra Manikrao Dambare as per the Conveyance Deed dated 20<sup>th</sup> April 2010 without any encumbrances.

2. All that piece and parcel of plot of land bearing Survey No. 27, Hissa No.1 (pt) and survey No.27, Hissa No.2 (pt) bearing city survey No. -61/40 & 61(pt) with a building containing 23 Apartments Mum. No.N-6969 (1D) 720 IFD of Village Kirol, admeasuring 553 Sq. Mtrs. AND all that piece and parcel of plot of land bearing survey No. 27, Hissa\_No.2, CTS No.61 (pt) with chawl assessed at Mun. N-6969 (1c) /720/FC at village. Kirol, admeasuring 178.78 Sq. Mtrs. Or thereabouts situate at Village Kirol, Taluka Kurla, R. B. Kadam Marg, Nr. Pushpalata Bldg., Bhatwadi, Ghatkopar (W),Mumbai 400 086, within Registration District Mumbai and Sub-District Mumbai Suburban.

The Developments Rights for the land mention in point 2 are acquired vide Development Agreement made between Navyug Apartments Condominium through their then office bearers i) Mr. Sandesh Krishnakant Kalokhe (Chief Promoter) ii) Mr. Prashant Vasudev Sawant (Secretary) & iii) Mr. Ganapat Shankar Sanas (Treasurer) dated 31<sup>st</sup> December 2009 for the consideration and upon the terms and conditions mentioned therein.

3. Under the circumstances mentioned herein above we hereby state, confirm and declare that save and except the conditions mentioned in Development Agreement, there are no encumbrances whatsoever upon our developments rights in respect of the said property and we hereby confirm and declare to carry out and clear the said encumbrances in accordance with the terms of the agreement executed with the owners mentioned in point no. 2.
4. Also we confirm that under the requisites of subject to provisions of Section 4 of the Act and the Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017, we have opened the separate Bank Account having details mentioned hereunder :-

Name of Bank :- SARASWAT BANK

Branch :- Mulund East Branch

RERA A/C NBR\_150100100936525

IFSC Code :- SRCB0000150

For Chintamani Realty



(Authorised Signatory)