



ADVOCATE

Anand Ajit Bagmar,

Advocate

Office No. 9, First Floor, Yashwant Mandai, Raviwar Karanja, Nashik. M - 9850572609

ENCUMBRANCE CERTIFICATE

TO WHOMESOEVER IT MAY CONCERN

Mr. Pundlik Gokul Sutar approached me and requested me to issue encumbrance certificate for the property mentioned in the schedule hereunder. For the purpose of issuing encumbrance certificate he produced before me the following documents.

1. 7/12 extracts
2. Registered Mortgage Deed
3. Sanctioned Letter of Bak of Maharashtra
4. Index II

DESCRIPTION OF PROPERTY

1. All that piece and parcel of land Located at: **AGRAWAL NAGAR DHULE** being situated and lying at **DHULE** bearing S.No.460/A-6A-6B out of final plot No.152 out of plot No.10. A Flat/Apartment No.6 on the **THIRD FLOOR** of the Building **KAMAL APARTMENT** in the **KAMAL Apartments**, admeasuring 71.4sq.mts.[carpet] i.e. **89.25sq.mts.** [built up] consisting of 4 rooms bounded as follows.

On or towards the North:	FLAT NO 151
On or towards the East:	PLOT NO 11
On or towards the West:	PLOT NO 9
On or towards the South:	COLONY ROAD

Together with all the fixtures, furniture as per the details annexed.

2. Located at: **CHAKKARBARDI ROAD OPP GOVT MILK DAIRY DHULE**
Mortgaged by: Borrowers:- **PUNDALIK GOKUL SUTAR** *A Flat/Apartment No.105 on the **FIRST** floor of the Building **GOKUL APARTMENT** in the **GOKUL Apartments**, admeasuring 46.76sq.mts.[carpet] i.e. **58.45sq.mts.** [built up] consisting of 4 rooms and constructed on - All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist. **DHULE** Sub-Dist. **DHULE** admeasuring **58.45Square Meters** and bearing CTS/Survey Nos. **9588 S. NO 488/2/4 PLOT NO 1+2** bounded as follows.

On or towards the North:	CHAKKARBARDI ROAD
On or towards the East:	S. NO 488/2
On or towards the West:	FLAT NO 106
On or towards the South:	FLAT NO 101

Together with all the fixtures, furniture as per the details annexed.

3. Located at: **CHAKKARBARDI ROAD OPP GOVT MILK DAIRY DHULE**
Mortgaged by: Borrowers:- **PUNDALIK GOKUL SUTAR** - Flat/Apartment No.205 on the **SECOND** floor of the Building **GOKUL APARTMENT** in the **GOKUL APARTMENT Apartments**, admeasuring **46.76sq.mts.[carpet]** i.e. **58.45sq.mts.** [built up] consisting of **4** rooms and constructed on - All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist. **DHULE** Sub-Dist. **DHULE** admeasuring **58.45Square Meters** and bearing CTS/Survey Nos. **9588 S NO. 488/2/4 PLOT NO 1+2** bounded as follows.

On or towards the North: **CHAKKARBARDI ROAD**
On or towards the East: **S NO 488/2**
On or towards the West: **FLAT 206**
On or towards the South: **FLAT NO 201**

Together with all the fixtures, furniture as per the details annexed.

4. Located at: **CHAKKARBARDI ROAD OPP GOVT MILK DAIRY DHULE**
Mortgaged by: Borrower **PUNDALIK GOKUL SUTAR** - Flat/Apartment No.006 on the **GROUND** floor of the Building **GOKUL APARTMENT** in the **GOKUL Apartments**, admeasuring **31.56sq.mts.[carpet]** i.e. **39.45sq.mts.** [built up] consisting of **4** rooms and constructed on All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist. **DHULE** Sub-Dist. **DHULE** admeasuring **39.45Square Meters** and bearing CTS/Survey Nos. **9588 S. NO 488/2/4 PLOT NO 1+2** bounded as follows.

On or towards the North: **PARKING**
On or towards the East: **S NO.488/2**
On or towards the West: **FLAT NO 007**
On or towards the South: **ROAD**

Together with all the fixtures, furniture as per the details annexed.

5. Located at: **CHAKKARBARDI ROAD OPP GOVT MILK DAIRY DHULE**
Mortgaged by: Borrowers:- **PUNDALIK GOKUL SUTAR** - Flat/Apartment No.103 on the **STILT GROUND** floor of the Building **GOKUL APARTMENT** in the **GOKUL Apartments**, admeasuring **31.30sq.mts.[carpet]** i.e. **39.13sq.mts.** [built up] consisting of **4** rooms and constructed on All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist. **DHULE** Sub-Dist. **DHULE** admeasuring **39.13Square Meters** and bearing CTS/Survey Nos. **9588 S NO 488/2/4 PLOT NO 1+2** bounded as follows.

On or towards the North: **FLAT NO 101**
On or towards the East: **S NO 488/2**
On or towards the West: **FLAT NO 104**
On or towards the South: **FLAT NO 107**

Together with all the fixtures, furniture as per the details annexed.

6. Located at: **CHAKKARBARDI ROAD OPP GOVT MILK DAIRY DHULE**
Mortgaged by: Borrowers:- **PUNDALIK GOKUL SUTAR** - Flat/Apartment No.108 on the **FIRST** floor of the Building **GOKUL APARTMENT** in the **GOKUL Apartments**, admeasuring **31.56sq.mts.[carpet]** i.e. **39.45sq.mts.** [built up] consisting of **4** rooms and constructed on - All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist. **DHULE** Sub-Dist. **DHULE** admeasuring **39.45Square Meters** and bearing CTS/Survey Nos. **9588 S NO 488/2/4 PLOT NO 1+2** bounded as follows.

On or towards the North: **FLAT NO 204**
On or towards the East: **FLAT NO 107**
On or towards the West: **S NO 488/1**
On or towards the South: **ROAD**

Together with all the fixtures, furniture as per the details annexed.

7. Located at **CHAKKARBARDI ROAD OPP GOVT MILK DAIRY DHULE**

Mortgaged by: Borrowers:- **PUNDALIK GOKUL SUTAR A Flat/Apartment No.207** on the **SECOND** floor of the Building **GOKUL APARTMENT** in the **GOKUL Apartments**, admeasuring **31.56sq.mts.[carpet]** i.e. **39.45sq.mts.** [built up] consisting of 4 rooms and constructed on - All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist. **DHULE** Sub-Dist. **DHULE** admeasuring **39.45Square Meters** and bearing CTS/Survey Nos. **9588 S NO 488/2/4 PLOT NO 1+2** bounded as follows.

On or towards the North: **FLAT NO 303**
On or towards the East: **S NO 488/2**
On or towards the West: **FLAT NO 208**
On or towards the South: **D. P. ROAD**

Together with all the fixtures, furniture as per the details annexed.

8. Located at: **CHAKKARBARDI ROAD OPP GOVT MILK-DAIRY DHULE**

Mortgaged by: Borrowers:- **PUNDALIK GOKUL SUTAR *A Flat/Apartment No,208** on the **SECOND** floor of the Building **GOKUL APARTMENT** in the **GOKUL Apartments**, admeasuring **31.56sq.mts.rc,arpet]** i.e. **39,45sq.mts.** [built up] consisting of 4 rooms and constructed on - All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist. **DHULE** Sub-Dist. **DHULE** admeasuring **39.45Square Meters** and bearing CTS/Survey Nos. **9588 S NO. 488/2/4 PLOT NO 1+2** bounded as follows.

On or towards the North: **FLAT NO 304**
On or towards the East: **FLAT NO 207**
On or towards the West: **S. NO 48811**
On or towards the South: **D.P. ROAD**

Together with all the fixtures, furniture as per the details annexed.

9. Located at **CHAKKARBARDI ROAD OPP GOUT MILK DAIRY DHULE**

Mortgaged by: Borrowers:- **PUNDALIK GOKUL SUTAR A Flat/Apartment No.301** on the **SECOND** floor of the Building **GOKUL APARTMENT** in the **GOKUL Apartments**, admeasuring **31.30sq.mts.[carpet]** i.e. **39.13sq.mts.** [built up] consisting of 4 rooms and constructed on - All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist. **DHULE** Sub-Dist. **DHULE** admeasuring **39.13Square Meters** and beating CTS/Survey Nos. **9588 S NO 488/2/4** bounded as follows.

On,or towards the North: **TERRACE**
On or towards the East **S NO 488/1**
On or towards the West **FLAT NO 302**
On or towards the South: **FLAT NO 303**

Together with an the fixtures, furniture as per the details annexed.

10. Located at: **CHAKKARBARDI ROAD OPP GOVT MILK DAIRY DHULE**

Mortgaged by Borrowers:- **PUNDALIK GOKUL SUTAR A Flat/Apartment No.303** on the **SECOND** floor of the Building **GOKUL APARTMENT** in the **GOKUL Apartments**, admeasuring **31.30 sq.mts.[carpet]** i.e. **39.13sq.mts.** [built up] consisting of 4 rooms and constructed on *All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist **DHULE** Sub-Dist **DHULE** admeasuring **39.13Square Meters** and bearing CTS/Survey Nos. **9588 S. NO 488/2/4 PLOT NO 1+2** bounded as follows.

On or towards the North: **FLAT NO 301**
On or towards the East: **S NO 488/1**
On or towards the West: **FLAT NO 304 .**
On or towards the South: **TERRACE**

Together with all the fixtures, furniture as per the details annexed.

11. Located at **CHAKKARBARDI ROAD OPP. GOVT MILK DAIRY DHULE**
Mortgaged by Borrowers:- **PUNDALIK GOKUL SUTAR** Flat/Apartment No.304 on the **STILT SECOND** floor of the Building **GOKUL APARTMENT** in the **GOKUL Apartments**, admeasuring **31.30sq.mts.[carpet]** i.e. **39.13sq.mts. [built up]** consisting of 4 rooms and constructed on - All those pieces and parcels of land situate being and lying at village **DHULE** in the registration Dist **DHULE** Sub-Dist **DHULE** admeasuring **39.13Square Meters** and bearing CTS/Survey Nos. **9588 S. NO 488/2/4 PLOT NO 1+2** bounded as follows.

On or towards the North: **FLAT NO 302**
On or towards the East: **S. NO. 488/2**
On or towards the West: **S.NO 488/1**
On or towards the South: **TERRACE**

Together with all the fixtures, furniture as per the details annexed.

Certificate for the property mentioned in schedule above is as under :

1. That **Mr. PUNDALIK GOKUL SUTAR** is the owner and possessor of S.No.460/A-6A-6B out of final plot No.152 out of plot No.10 situated at village and district **DHULE**, CTS No.9588(P. No.1 + 2 in S.No.488/2/4.
2. That **Mr. PUNDALIK GOKUL SUTAR** decided to develop the said properties and for that purpose he submitted building plan in Municipal Corporation Dhule which was approved and sanctioned by the corporation and the commencement certificate dated 15/03/2013 vide outward No.1013 was issued.
3. That **Mr. PUNDALIK GOKUL SUTAR** started the construction of the buildings named **GOKUL APPARTMENT**
4. That for the purpose of construction **Mr. PUNDALIK GOKUL SUTAR** was in need of financial assistance. For that purpose he approached Bank of Maharashtra branch Deopur, Dhule.
5. That Bank of Maharashtra after examining the financial position of **Mr. PUNDALIK GOKUL SUTAR** sanctioned credit limit worth Rs.2,00,00,000/- for that purpose the property mentioned in schedule above was mortgaged to the Bank of Maharashtra branch Deopur, Dhule as security and the mortgage deed was executed in the office of Joint Sub-Registrar, Dhule at Sr. No.3960/2016 dated 27/07/2016.
6. That the property mentioned in schedule above of **Mr. PUNDALIK GOKUL SUTAR** is Clear, Marketable and free from encumbrance subject to charge of Bank of Maharashtra branch Deopur Dhule.

15th August 2017


Adv. ANAND AJIT BAGMAR