

Adv. Pallavi V. Totala

B.Com. LL.B. G.D.C. & A, D.T.L.

386, Jaikisanwadi, Navi Peth,
Jalgaon-425001.

Phone – (0257) 2233105.

M.No.9403381007.

Date :-06/12/2018.

ENCUMBRANCE CERTIFICATE

I, hereby state that as per the record M/s. Padmavati Landmark, Jalgaon is the owner of the land as mentioned below and further states that he have entered in the document of registrar of firm for partnership the firm name and styled as M/s. Padmavati Landmark is a registered partnership firm and Shri. Rupesh S. Kabra, Shri. Rohan Sitaram Baheti, Shri. Ashok R. Pardeshi, Shri. Dhiraj S. Chaudhari, Shri. Guarav A. Kasat, Shri. Chirayu P. Mungad and Shri. Mahesh N. Rathi is partners of the firm and said firm is having its principal place of business at HO. 244/2 Plot. No. 10 Sitara Building, Ajay Colony, Ring Road. Jalgaon, Dist. Jalgaon. I further state that as per the record the owner if the absolute owner and the partnership firm are having right to develop the property in view of the various documents mentioned in the search report.



Shri. Rupesh Satish Kabra, Shri. Rohan Sitaram Baheti, Shri. Dhiraj Sanjay Chaudhari and Shri. Mahesh Nandlal Rathi has obtained the loan to the tune of mortgaged to Bank of Maharashtra, branch- Jalgaon city for consideration of loan amount Rs.148.00 lakhs by mortgaging the property having land CTS.No.2683A/1/12, adm.area.473.85Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon by way of equitable mortgage bearing filing no.507 with Bank of Maharashtra.

DESCRIPTION OF PROPERTY

All the piece and parcel of the land bearing CTS.No.2683/A1/11+CTS.No.2683/A1/12, adm.area.947.65Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon jointly owned by Padmavati Landmark and Shri. Rupesh Satish Kabra, Shri. Rohan Sitaram Baheti, Shri. Dhiraj Sanjay Chaudhari and Shri. Mahesh Nandlal Rathi for which Municipal Corporation, Jalgaon had given constrution permission.

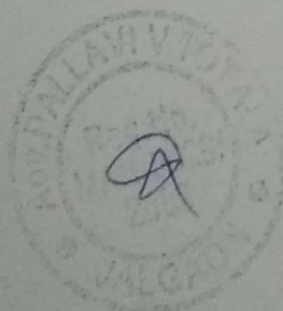
The property is bounded as:-

East: - Road.

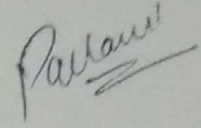
West: - Plot No.27.

South: - Plot No.24&26.

North: - Main Road



I states that subject to the contents of the **Title Investigation Report** and as per the document placed before me there is charge of the Bank of Maharashtra on the said land (part) for the project of development of above said property.



Pallavi V. Totala
Advocate

ADV. PALLAVI V. TOTALA
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386, Jaikisanwadi, Navi Peth,
Jalgaon. (R.No. MAH/5429/2005)

