

Subhash Manohar Bodke

Advocate

B-214, Meghdoot Shopping Centre, Opp.CBS Nashik

Mob No. 9764173611

ENCUMBRANCE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

Description of property :- All that piece and parcel of the N.A. property bearing S.No. 887/ 1 A/ 1 Part +887/ 2 A/ 1 part 1 to 5 +887/ 1 A/ 2 / 1 part 2 , Plot No. 2 adm. area 873. 75 Sq.Mtrs. situated at Nashik within the local limits of Nashik Municipal Corporation and within the limits of Taluka & District Nashik .

Name of the owner :- Dhatrak Construwell Partnership firm
through Partner Nitin Haribhau Dhatrak

Respected Sir,

As per your instruction, I have issued this Encumbrance Certificate relying on the documents produced before me -

i)) 7/12 extract for last 30 years

ii) 6 D Mutation entries for last 30 years

iii) **Sale deed** dtd.27.6. 2012 between Mr. Sameer Ramesh Shete and Dattatraya Gangaram Hujare and other which is registerd at Sr.No. 6592/ 2012

iv) **Sale deed** dtd 25. 6. 2013 between Vasant Budhaji Wagh and other and Vijay Vishnupant Pawar and other which is registerd at Sr.No. 7854/ 2013

v) **Sale deed** dtd . 2.8.2013 between Vasant Budhaji Wagh and other and Sameer Ramesh Shete which is registerd at Sr.No. 9076/ 2013

vi) **Sale deed** dtd 10.4.2014 between Dhatrak Construwell through Partner Nitin Haribhau Dhatrak and Vasant Budhaji Wagh and other which is registerd at Sr.No. 3423/ 2013

vii) **Layout plan :-** Approved by Nashik Municipal Corporation vide their letter No. LND/ WS / 375 dtd. 2. 1. 1999

viii) **N.A. Order** :- Sanctioned by Collector Nashik vide order No. Mah/ Kaksha 3/4/ NA/ 295/ 2013 dtd. 26.11.2013

ix) **NA tax paid receipt** :- For the year 2016-2017 dtd. 28.9.2015 of Rs. 420/

x) **Commencement Certificate** :- Approved by Nashik Municipal Corporation vide their letter No LND/ BP/ B5/ 50/ 1602 dtd. 18.6.2016

xi) **Building Plan** :- Approved by Nashik Municipal Corporation vide their letter No LND/ BP/ B5/ 50/ 1602 dtd. 18.6.2016

xii) **Revised Commencement Certificate** :- Approved by Nashik Municipal Corporation vide their letter No LND/ BP/ B5/ 03/ 2985 dtd. 29.5.2018

xiii) **Commercial NA order** :- Collector Nashik has issued NA order vide No Mah/ Kaksha 3/2/ Ru.Ku. A/ SR/ 17/ 2017 dtd. 15. 2.2018

xiv) **Deed of Mortgage** dtd. 12.9.2016 Sr.No. 2668/ 2016

xv) **Title report**

On relying the above said documents I am submitting this Encumbrance Certificate which is as follows-

That plot owner Dhatrak Construwell Partnership firm through Partner Nitin Haribhau Dhatrak has obtained loan from HDFC Ltd. on said plot property and executed mortgage deed vide Sr.No. 2668/ 2016 on 12.9.2016 in the office of Sub Registrar Nashik and said charge is still continue on said property.

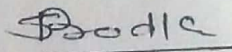
OPINION

From the perusal of the aforesaid documents produced before me I am of the opinion that **N.A. property bearing S.No. 887/ 1 A/ 1 Part +887/ 2 A/ 1 part 1 to 5 +887/ 1 A/ 2 / 1 part 2 , Plot No. 2 adm. area 873. 75 Sq.Mtrs. situated at Nashik** within the local limits of Nashik Municipal Corporation and within the limits of Taluka & District Nashik which is owned by **Dhatrak Construwell Partnership firm through Partner Nitin Haribhau Dhatrak** has clear and marketable title, free from all encumbrances except the charge of HDFC Ltd.

Hence this Encumbrance Certificate

Nashik

Date :-6.6.2018


Advocate .

SUBHASH M. BODKE
B.S.L., LL.B.
214-B, Meghdoot Shopping Center,
C.B.S., Nashik