

Akash N. Mohata



आकाश एन. मोहता

B.Com, LL.M

बि.कॉम., एल.एल.एम

Office: "Kamlarpan", 44, Mahesh Nagar,
Behind D-Mart, Badnera Road, Amravati 444 607.

कार्यालय: कमलार्पण, ४४, महेश नगर,
डि-मार्टच्या मागे, बडनेरा रोड, अमरावती.

Email Address: akashmohata@rediffmail.com

ई-मेल: akashmohata@rediffmail.com

Mobile No. : 9890911863 / 8624033801

मोबाईल नं. ९८९०९११८६३ / ८६२४०३३८०१.

Date: 05.08.2019

NON ENCUMBRANCE CERTIFICATE

To,

WHOM SO EVER IT MAY CONCERN,

SUBJECT: - In respect of amalgamated layout converted Plot no.11-A admeasuring 1763 Sq Fts. (163.80 sq mts), Plot no.11-B admeasuring 2131 Sq Fts. (198 sq mts), Plot no.14-A admeasuring 1937 Sq Fts. (180 sq mts), Plot no.14-B admeasuring 1937 Sq Fts. (180 sq mts), total admeasuring 7768 Sq Fts (721.80 Sq Mtrs) situated within the limits of Municipal Corporation, Amravati and within the jurisdiction of Sub-Registrar, Amravati of Mouje- Shegaon, Pragane Nandgaon Peth, Tq. & Dist. Amravati having field survey no.45/3A and is owned by NIVA BUILDERS AND DEVELOPERS, THROUGH ITS PROPRIETOR, NIRAJ MAHESHKUMAR AGRAWAL.

I have examined the original title deeds relating to the property situated at Mouje Shegaon. I have also taken search with the Sub-Registrar for last 13 years.

That NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal had entered into a Development Agreement with M/s.Vishalakshi Construction, through Proprietor Shri Narendra Prataprai Kingrani to develop the Subject Property and construct the multistoried building as per the sanction map issued vide Order no.0072/2019 dated 25.06.2019 by Assistant Director Town Planning, Amravati Municipal Corporation, Amravati.

That the said Development Agreement was duly registered before the office of Sub-Registrar Amravati City-1 vide document No. ARN-1/2417/2019 dated 15.07.2019. That in pursuant of the said Development Agreement, NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal had also executed an Irrevocable Power of Attorney in favour of M/s.Vishalakshi Construction, through Proprietor Shri Narendra Prataprai Kingrani which was duly registered before the office of Sub-Registrar Amravati City-1 vide document No. ARN-1/2418/2019 dated 15.07.2019.



I certify that, except the above registered documents the property described above is absolutely owned and possessed by NIVA BUILDERS AND DEVELOPERS, THROUGH ITS PROPRIETOR, MR.NIRAJ MAHESHKUMAR

AGRAWAL and the same is free from all types of encumbrances, charges, lien and complications or any claims affecting the clear title.

However, an affidavit may be sworn in from the owner/Applicant to the effect that he is the absolute owner and in possession of the said property and he has clear and marketable title to the same and he has not created any encumbrance over the same or sold the said property or any of its part of any nature whatsoever to third person by way of any deed or document.

Date:- 05.08.2019.

Place: - Amravati



Signature & Seal of Advocate

A handwritten signature in black ink, appearing to read "Akash N. Mohata", written over a horizontal line.

Adv. Akash N. Mohata