



OAK STERLING VISTA LLP

Date: 18th December 2025

TO WHOMSOEVER IT MAY CONCERN
ENCUMBRANCE CERTIFICATE (FINANCE)

Project Details

M/s OAK STERLING VISTA LLP having its office at 4th Floor, OAK Insignia, Ravindranath Tagore Road, Civil Lines, Opposite Axis Bank, Nagpur-440001, having a Residential Scheme called "OAK STERLING VISTA" Situated at Mouza and Khasra Zingabai Takli 248/2, Village: Nagpur Taluka and District Nagpur-440013.

Boundries: 9 Mtrs Wide Road to the East, Land of Shri Chaudhary to the West, Land of Khasra No. 248/1 (Darshna Co Op Society) to the North & Land Khasra No 248/2 Portation A (Green Edifice infrastructures) to the South.

We, M/s OAK STERLING VISTA LLP through its Partner And Authorised Signatory Shri Omair S/o Abdul Khader, hereby declare as Under:

1. No litigation is pending related to any right, title, and interest in the ongoing project of any previous owners.
2. That, the said project including the Mouza and Khasra Zingabai Takli 248/2 at Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440013 I Mortgage with State Bank of India – SME CA Road Branch, Nagpur for availing the Credit Facility form the bank in the form of Construction Finance.
3. The proposed project is marketable and free from any other encumbrances.



Shri Omair S/o Abdul Khader

(Partner and Authorized Signatory)

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