



NANDIISH BUILDERS & DEVELOPERS

Plot no. :- 63 Santoshi Mata Nagar, Pipla Road, Nagpur - 440 031

Mail. :- nandishbuilders@gmail.com

Date:-

NO ENCUMBRANCE REPORT

I/We **M/S NANDIISH BUILDERS AND DEVELOPERS**, A partnership firm having its registration No.NG0000008195 and Registered Office at plot no.63, Santoshi Mata Nagar, Pipla Road, Nagpur- 440034, Nagpur, Pan No.AATFN8958R Acting through its authorized Partners namely **SHRI.DEVENDRA MURLIDHAR BHONGADE**, aged 44 years, Occ:- Business, R/o. Plot no.162, Ramsumer Nagar, Old Kampthee road, Kawalapeth, Nagpur -440002, Pan No. BKRPB5465N, Aadhar no.4965 1540 3066, Email Id:- bhongadedev@gmail.com, Mobile no.8329753500, do hereby giving No Encumbrance Certificate in respect of following project land bearing plot no. 4 which is as under :-

That all that piece and parcel of plot no.4, admeasuring 1925.13 Sq. Meters (admeasuring 20722.29 Sq. Feet.) within the jurisdiction of Nagpur Municipal Corporation and Nagpur Improvement Trust, situated at Mouza- Narsala, Neel Vihar, P.H.No.37, Khasra no.6-A and Khasra no.6-B, Nagpur Municipal Corporation House no.2/4, Tahsil and District – NAGPUR, Layout demarcated by Neel Gagan Developers under named and style Neel Vihar,

Signature



NANDIISH BUILDERS & DEVELOPERS

Plot no. :- 63 Santoshi Mata Nagar, Pipla Road, Nagpur - 440 031

Mail :- nandishbuilders@gmail.com

Date:-

-:Boundary of plot no.4:-

Towards East :- Khasra no.7 and 8;
Towards West :- Plot no.3;
Towards North :- Khasra No.5;
Towards South :- 12.00 Meter width road;

On the aforesaid plot got the multistoried building sanction Ground floor and first to Nineth floor building therein having 108 apartments/flats and 4 commercial shops vide building permit no. NMO/B/2023/APL/02213 on dated 26/12/2023 by the Nagpur Municipal Corporation.

The aforesaid project land absolute Free from all Encumbrances, Clear and marketable title over the reference property shown above and M/S. **NANDIISH BUILDERS AND DEVELOPERS** has not mortgaged the above property/plot/project Land to any bank or other financial institution till date so also there is no litigation pending before any court of law hence aforesaid property is free from all the litigation, Encumbrance and the above property having marketable title and free to start proposed construction thereon by constructing multistoried building under name and style "**NAND YASHODA HIGHRISE**".






NANDIISH BUILDERS & DEVELOPERS

Plot no. :- 63 Santoshi Mata Nagar, Pipla Road, Nagpur - 440 034

✉ Mail :- nandishbuilders@gmail.com

Date:-

The aforesaid reference property/Plot/Project land is belonging to Shri. Dipesh Premkumar Jain and Smt. Jayshri Sandip Jain and they are giving aforesaid plot/project land to M/S. NANDIISH BUILDERS AND DEVELOPERS for development and start construction on thereon as per sanction given by Nagpur Municipal Corporation and accordingly Registered Development Agreement and Power of Attorney have been executed in favour of M/S. NANDIISH BUILDERS AND DEVELOPERS and further Deed of Declaration also executed by M/S. NANDIISH BUILDERS AND DEVELOPERS hence I have given hereby undertaking and this no encumbrance certificate regarding the aforesaid Plot/Project land is free from all encumbrance including Financial and Civil Litigation before the any Tribunal and court of Law.

Hence issuing this certificate which is as under.

CERTIFICATE

I/We M/S NANDIISH BUILDERS AND DEVELOPERS through authorized partner SHRI DEVENDRA MURLIDHAR BHONGADE, aged 44 years , Occ:- Business, R/o. Plot no.162, Ramsumer Nagar, Old Kampthee road, Kawalapeth , Nagpur -440002 do hereby certify that the aforesaid plot/project land is an absolute Free from all Encumbrances, clear



NANDIISH BUILDERS & DEVELOPERS

Plot no. :- 63 Santoshu Mata Nagar, Pipala Road, Nagpur - 440 031

✉ Mail :- nandishbuilders@gmail.com

Date:-

and Marketable Title over the reference property shown above and M/S NANDIISH BUILDERS AND DEVELOPERS and any other person has not mortgaged the above property wherein construction shall be carry out under name and style of "NAND YASHODA HIGHRRISE" to any bank or other financial institution till date so also there is no litigation pending before any court of law hence the aforesaid property is free from all the litigation, Encumbrance and the above property having marketable title.

NAGPUR

M/S NANDIISH BUILDERS AND DEVELOPERS

DATED : 23/02/2024



partnership firm through its authorized

partner namely SHRI.DEVENDRA
MURLIDHAR BHONGADE,