

RPM INFRAVENTURES PRIVATE LIMITED

CIN : U68100MH2023PTC401192

Regd. Address : 104-105, VCA Shopping Complex, Civil Lines, Nagpur – 440001.

Email : rpminfraventures@gmail.com

Contact No. : 9822566401

Ref. : SHREEKRUPA / DECLARATION / RERA REGN.

Date : 25/05/2024.

Non Encumbrance Declaration **(Financial and Legal)**

Declaration of **RPM INFRAVENTURES PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. **U68100MH2023PTC401192**, having Registered Office at 104-105, VCA Complex, Civil Lines, – 440001 through its Director, **Shri Prasanta Mishra**, Age : 59 Years, Occ. : Business, R/o. Flat No. 301, Park Residency, Plot No.6, Raj Nagar, Katol Road, Nagpur – 440013; promoter of the proposed project.

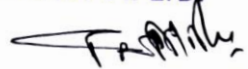
1. That, all that Part and Parcel of Land Bearing Plot No. 5A, NMC House No.1267/9, KH No.17/1, 17/2 & 26/1, Mouza : Mankapur, Ward No.61, Sheet No.524-525, City Survey No. 277, PHC No.11, Name of Layout : Ankila Layout, Property Index No. 01007640; demarcated & bounded by House of Smt. Jamgade (Other Layout Plots) to the East, by 9 meter wide Road to the West, by House of Smt. Shantabai Thakur (Plot No. 4A) to the North and by 9 meter wide Road to the South; admeasuring 500.019 sq. mts. area; jointly belongs to Shri Pratap Nirmalsingh Rana and Shri Shyam Nirmalsingh Rana vide Purchase Deed & Revenue Records.
2. That, the Names of the Shri Pratap Nirmalsingh Rana and Shri Shyam Nirmalsingh Rana has been properly Mutated in the Revenue Records viz. Property Card / Malmatta Patrak / Akhiv Patrika and other relevant documents.
3. That, the aforesaid Promoter Company RPM INFRAVENTURES PRIVATE LIMITED, through its Director, Shri Prasanta Mishra and aforesaid Land Owners Shri Pratap Nirmalsingh Rana and Shri Shyam Nirmalsingh Rana have Executed Agreement of Development Registered vide Document No. 6284/2023 and General Power of Attorney Registered vide Document No. 6285/2023 before the Sub-Registrar Nagpur No.4 on dated 03/07/2023, to develop the Project Land into a project named “MULTY FAMILY RESIDENTIAL UNIT” as per Sanction Plan. The aforesaid Project is comprising of only one building and to be named as “SHREE KRUPA”.
4. That, According to the Agreement of Development and Power of Attorney Executed as aforementioned above both the parties of aforesaid Project the Promoter Company and Land Owners has designated, nominated, constituted, appointed and authorised RPM INFRAVENTURES PRIVATE LIMITED through its Director Shri Prasanta Mishra as the Lead Member and true Lawful attorney of the Project. Thus empowering the Promoter to transact any business related to the Project Land.

5. That, Further there are No Impediments attached to the said Project Land. There are No Tenants or Illegal Encroachment on the said Project Land and the Promoter has the clear possession of the said Project Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority. The said Project Land and Building is not Mortgaged as a Security to any Person, Trust, Company, Bank, NBFC, Financial Institution.
6. That, No person/institution other than the Promoter is in possession of the project land and it has fully entitled and enjoined upon to construct a Multistoried Multifamily Residential Building on the Project Land in accordance with the recitals hereinabove.
7. Thus, the Promoter on behalf of the developer company RPM INFRAVENTURES PRIVATE LIMITED and the Land Owners Shri Pratap Nirmalsingh Rana and Shri Shyam Nirmalsingh Rana through Power of Attonery hereby declare that this Project including the land and proposed construction is having...
“NO LEGAL ENCUMBRANCES” and “NO FINANCIAL ENCUMBRANCES” thus is “FREE FROM ALL ENCUMBRANCES”.

Hence this Declaration is being solemnly affirmed at Nagpur on the 25th day of May 2024 by the Promoter to facilitate with the RERA Registration of the Proposed Project.

RPM INFRAVENTURES PVT. LTD.

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Director

Prasanta Mishra
DIRECTOR