SHIV REALTIES

"Plot No 2, Manewada road, New Shivaji nagar, Nagpur 440027
GST – 27AEVFS1625J1ZH, PAN – AEVFS1625J

FINANCIAL ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I/ We **Mr Gajanan Rambhau Warambhe**, (Partner) **in M/S. Shiv Realities** is the Promoter of the development project named & styled "**Shiv Ganga Park B-Wing"** the details of which are specified in Schedule of the Property given below.

We like to undertake that the scheduled Property is **free from all type of financial encumbrances.**

SCHEDULE OF THE PROPERTY

ALL THOSE Pieces and parcel of land bearing Plot Nos. A, E, K & D out of the sanctioned layout of ULC, containing by admeasurement 942.27 Sq. Mtrs., 1258.12 Sq. Mtrs., 942.35 Sq. Mtrs. & 942.63 Sq. Mtrs. respectively, thus total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.) Land Revenue Rs. 47/-, Rs. 63/-, Rs. 47/- & Rs. 47/-, all held in Bhogwatdar Class-1 Rights, being a portion of the entire land bearing Khasra/Survey No. 77/1 (Old No. 77) **{As per Building Sanctioned Plan Kh. No. 77/1 A,K,D,E}** of Mouza – BESA, P.H. No. 38-B, including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat House Nos. 1036/77/1/A, 1039/77/1/E, 1037/77/1K & 1038/77/1D respectively, all situated at Mouza – Besa, within the limits of the Nagar Panchayat Besa-Pipla Ward No. 7 in Tahsil – Nagpur (Rural) and District – NAGPUR We are aware that as per section a[2] (c & d) of RERA act. 2016, read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority and bounded as under: - being developed by, **M/S. SHIV REALITIES** and bounded as under:

ON AND TOWARDS EAST: BY KHASRA NO 78

ON AND TOWARDS WEST: BY 9.00 MTRS WIDE ROAD

ON AND TOWARDS NORTH: BY NALA

ON AND TOWARDS SOUTH: BY KHASRA NO 77/1B

Date: 17/01/2025
Place: Nagpur

Your's Faithfully
For, M/s Shiv Realities

SHIV REALITIES

PARTNER

PARTNER **(Partner)**
(Authorised Signatory)

SHIV REALTIES

"Plot No 2, Manewada road, New Shivaji nagar, Nagpur 440027
GST – 27AEVFS1625J1ZH, PAN – AEVFS1625J

LEGAL ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

A. I/ We: **Mr Gajanan Rambhau Warambhe,** (Partner) **in M/S. Shiv Realities** is the Promoter of the development project named & styled "**SHIV GANGA PARK B-WING"** the details of which are specified in Schedule of the Property given below.

As per the Title Search Report of Advocate **Ritesh Mahendra dated 15/01/2025** the property specified in Schedule of the Property is free from encumbrances of all kinds.

We on the basis of the tile Search Report further States that the scheduled Property is **free from all type of legal encumbrances.**

SCHEDULE OF THE PROPERTY

ALL THOSE Pieces and parcel of land bearing Plot Nos. A, E, K & D out of the sanctioned layout of ULC, containing by admeasurement 942.27 Sq. Mtrs., 1258.12 Sq. Mtrs., 942.35 Sq. Mtrs. & 942.63 Sq. Mtrs. respectively, thus total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.) Land Revenue Rs. 47/-, Rs. 63/-, Rs. 47/- & Rs. 47/-, all held in Bhogwatdar Class-1 Rights, being a portion of the entire land bearing Khasra/Survey No. 77/1 (Old No. 77) **{As per Revised Building Sanctioned Plan Kh. No. 77/1 A,K,D,E}** of Mouza – BESA, P.H. No. 38-B, including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat House Nos. 1036/77/1/A, 1039/77/1/E, 1037/77/1K & 1038/77/1D respectively, all situated at Mouza – Besa, within the limits of the Nagar Panchayat Besa-Pipla Ward No. 7 in Tahsil – Nagpur (Rural) and District – NAGPUR. We are aware that as per section a[2] (c & d) of RERA act. 2016, read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority and bounded as under: - being developed by, **M/S. SHIV REALITIES** and bounded as under:

ON AND TOWARDS EAST: BY KHASRA NO 78

ON AND TOWARDS WEST: BY 9.00 MTRS WIDE ROAD

ON AND TOWARDS NORTH: BY NALA

ON AND TOWARDS SOUTH: BY KHASRA NO 77/1B

Date: 17/01/2025

Place: Nagpur

Your's Faithfully
For, M/s Shiv Realities

SHIV REALITIES

PARTNER

PARTNER **(Partner)**
(Authorised Signatory)