ASHISH M. NAGPURE

Advocate

Address :

167, 'Shrikrishna Villa'
Indraprastha Nagar, Nagpur.
Mobile No. 9823630809

ANNEXURE – 'A'

NO ENCUMBRANCE CERTIFICATE

This is the certify that I the undersigned have investigated the Title of the recorded Owners **(1) SHRI. SHRIKANT S/o ARVIND MATEGAONKAR, (PAN – AASPM7949J)**; **(2) SHRI. PRASHANT S/o ARVIND MATEGAONKAR,(PAN – AXKPM0801E)** AND **(3) SHRI. NISHIKANT S/o ARVIND MATEGAONKAR, (PAN – ACDPM8337K)**, All Residents of Plot No. 137, Shraddhanandpeth, Bajaj Nagar, Nagpur-440010, Tahsil and District – NAGPUR, Acting through his duly constituted Attorney **M/S. SHRIVARI PROPERTIES,** A Partnership Firm having its Office at Bajaj Nagar, Nagpur and acting through its Partners **(1) SHRI. SADANAND S/o MADHAVORAO KOKATE, (PAN – AHXPK1406G)**, Resident of Plot No. 54, Pandurang Gawande Lay-out, Telecome Nagar, Nagpur-440022, Tahsil and District – NAGPUR; **(2) SHRI. VITTHAL S/o RAMCHANDRA BAJIRAO, (PAN – AFUPB9196D)** Resident of 40, Bajajnagar, Nagpur-440010, Tahsil and District – NAGPUR; AND **(3) SHRI. PRABHAKAR S/o NILKANTH AYALWAR (PAN-ABGPA3654D)** Resident of 47, Dhanvantri Nagar, Dighori, Nagpur, Tahsil and District – NAGPUR on respect of the property herein below mentioned and perused the required documents supplied to me and after taking proper searches in the Offices of Sub-Registrar of Assurance at Nagpur and have not found any adverse entry affecting the title of above named owners over the said property and there is no charge or lien over the said property And the said property is free from all kinds of encumbrances and the recorded Owners were having good valid clear and marketable title over the same.

DESCRIPTION OF THE PROPERTY

THE SOUTHERN PORTION of ALL THAT Piece and Parcel of land bearing Plot No. 137, containing by admeasuring North-South 15.90 Mtrs. and East-West 24.00 Mtrs. equal to 381.60 Sq. Mtrs. (alongwith T.D.R. of 300.00 Sq. Mtrs.) out of the total Area of 668.89 Sq. Mtrs. (Area as per City Survey record is 646.80 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 252/4 of Mouza – LENDHRA, bearing Corporation House No. 138, City Survey No. 1408 and Sheet No. 82/49, situate at Shraddhanandpeth, Bajaj Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and the said land is bounded as under :-

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ON THE EAST	-	ROAD.
ON THE WEST	-	BHASKAR APARTMENTS.
ON THE NORTH	-	REMAINING PORTION OF PLOT NO. 137.
ON THE SOUTH	-	GOLE FLATS.

NAGPUR :
DATED : 17-04-2018

ASHISH M. NAGPURE
Advocate

(ASHISH. M NAGPURE)
Advocate