RAJ AHUJA **Block No.9 Basement, Dhanashree Advocate**
Complex, Sitabuldi, Nagpur-440012

NON ENCUMBRANCE CERTIFICATE

This is to certify that M/s. Goldbricks Infrastructure Pvt. Ltd. Raipur-492001 (Chhattisgarh) in respect of property situated at Ganeshpeth, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur Bearing City Survey No. 101 (part), Sheet No. 259, 260, 269, 270, & 271 Mouza:- Nagpur, admeasuring 1,17,257 Sq. Mts. Freehold land, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR.

On the East	:	Umrer Road
On the West	:	S.T. Stand Compound & New Labour Chawl
On the North	:	Sever Road and Old Labour Chawl
On the South	:	Nag River

That, the property mentioned above was purchased by M/s GOLDBRICKS INFRASTRUCTURE PVT. LTD., Raipur-492001 (Chhatisgargh) Vide Registered Sale Deed Dated 21.07.08 which is Registered before Sub-Registrar, Nagpur-04 on 22.07.08 at Sr. No. 4037/2008 the said property was purchased from National Textile Corporation (Maharashtra North) limited popularly known as "Model Mills" and by virtue of the Sale Deed, the aforesaid property is now owned and possessed by M/s GOLDBRICKS INFRASTRUCTURE PVT. LTD., Raipur 492001 (Chhatisgargh) and by virtue of the said Sale Deed, the aforesaid property is now owned and possessed by M/s GOLDBRICKS INFRASTRUCTURE PVT. LTD.

M/s GOLDBRICKS INFRASTRUCTURE PVT. LTD. has availed a loan of Rs. 135 Crores, from HDFC Ltd vide Document dated 27.12.2018 which was registered on 28.12.2018 bearing No. NGN-5-7768/2018. That M/s GOLDBRICKS INFRASTRUCTURE PVT. LTD apart from the said loan from HDFC Ltd has a clear title and owns and holds a clear and marketable title for the above property as per the documents seen and produced before me.

Hence this Non Encumbrance Certificate is delivered and signed at Nagpur on this 17th day of April 2020.

RAJ AHUJA

ADVOCATE

NAGPUR

17.04.2020

RAJ AHUJA & ASSOCIATES ★ ADVOCATES ★

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