Date:28/03/2023

NO ENCUMBRANCE CERTIFICATE

FOR THE PURPOSE OF REGISTRATION UNDER MAHARERA

Name of Project: "46 West Avenue" - P50500025924

I, **Mr. Ashish Arun Kalode (Director of: Universal House Pvt. Ltd)**, do hereby declare that we have a clear, valid & marketable title to the said land on which the development of the project is taking place.

That, there is no charge or lien over the said property/project and it is free from all encumbrances of all kinds whatsoever.

DESCRIPTION OF THE PROPERTY

ALL THAT piece & parcel of Non-agriculture land admeasuring **836.19 Sq. Mtrs.(9000 sq ft),** Land bearing **Sheet No.28, City Survey No.463, Plot No.46, Corporation House No.67,67/A & 67/B,** Situated at **Shivaji Nagar NMC Ward No.73, Mauza: Ambazari, Tah: Nagpur, Dist: Nagpur-440010 "46 West Avenue"** And bounded as under :-

On The East: Service Lane,

On The West: Road,

On The North: Plot No. 45,

On The South: Plot No. 47.

For, M/s Universal House Pvt. Ltd

(Ashish A. Kalode)

Director

UNIVERSAL HOUSE PVT. LTD. NAGPUR