

Ref. No.

Date :

ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN :-

1) That, we the undersigned are the partners of Shri Gajanan Builders & Developers.

2) That, we entered into an Agreement Of Development with the owners namely Shri Manoj S/o Namdeorao Yenpreddiwar, 2) Shri Vinod S/o Namdeorao Yenpreddiwar, in respect of the following Property on **06/02/2020** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 7 having Registration No. **1054 - 2020**. And the Owners also executed Irrevocable General Power of Attorney in favour of the firm Shri Gajanan Builders & Developers in respect of the following Property on **06/02/2020** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 7 having Registration No. **1055 - 2020**.

DESCRIPTION OF PROPERTY

All that that piece and parcel of Non – Agricultural land bearing Survey (Khasara) No. 155/2/B/1, admeasuring 2400.00 Sq. Mtrs., of Mouza – Pipla, Jama Rs. 120.00, Account No. 791, P. H. No. 38, Class 1, situated at Village Pipla, Tah. Nagpur (Gramin) Dist. Nagpur and bounded as under:-

On The East By	:	Kh. No. 155/2/B/2
On The West By	:	Land of Kh. No. 158 & 157
On The North By	:	Pandhan Road & thereafter Kh. No.155/2A
On The South By	:	Land of Kh. No. 156 & 148

3) That, we are developing the aforesaid land by constructing a mega project known as "Shri Gajanan Vihar - II" as per the sanctioned building plan vide building permit No. B.E.(NMRDA)/South/Nagpur(Rural)/No.17120431/2021010544/ 2072 Dt. 11/02/2021 issued by the Nagpur Metropolitan Region Development Authority, Nagpur.

Office : Plot No. 03, Frist Floor, Dhnyaneshwar Nagar, Beside Dr. Belsare's Child Hospital,
Manewada Cement Road, Nagpur.

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4) That, we do hereby declare that the said title of the land is clear and marketable and there are no any encumbrances over the said property.

5) That, we do hereby submit and declare that, we did not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.

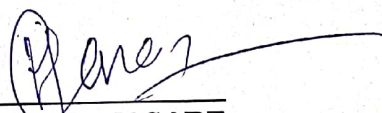
6) We certify that the property referred in above is owned by above owners and free from all encumbrances, charges, mortgages or any other claim affecting the clear title as on this date.

Hence this encumbrance certificate is issued.

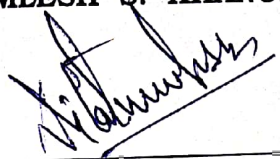
Shri Gajanan Builders & Developers

NAGPUR.
Dtd. - 22/02/2021

1)  **SHRI RAJENDRA V. NAKADE**

2)  **SHRI ANIL M. NASARE**

3)  **SHRI KAMLESH S. KHANORKAR**

4)  **SHRI DILIP J. MATHANKAR**

Partners

Part

SHRI GAJANAN BUILDERS & DEVELOPERS