R. B. IRKHEDE
M. Com., M.A., M.Phil., LL.B.
ADVOCATE

OFFICE : 103, Shree Apartment,
Mama Road, Dharampeth,
NAGPUR - 440 010.
Mobile No. : 9822362366
E-mail : advirkhede@gmail.com

RESI. : Plot No. 77, 2nd Canal Road, Dharampeth, NAGPUR - 440 010.
COURT : Room No. 310, 3rd Floor, Nyaya Mandir, NAGPUR - 440 001.

Ref. No.

Date : .....

Dated : 01.09.2021

NON – ENCUMBRANCE CERTIFICATE

1. This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) Rules 2017.

2. On verifying the original / Xerox documents and as a result of search's conducted in the Sub-Registrar's Office and Government Authorities, I am satisfied that the title of **Shri. Sanjay S/o. Nilkanthrao Chimurkar (**being the **Vendor / Owner)** of the below mentioned property is free from all types of encumbrances and his title is absolutely clear and marketable.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing **PLOT No. 2 (Two),** As per Nagpur Improvement Trust Release Letter Containing by admeasuring **1378.3040 Sq. Mtrs., (OR 14,836.06 Sq. Fts.)** bearing **Nagpur Municipal Corporation House No. 653/A/2,** being a portion of entire land bearing **Survey / Khasra No. 84 & 85/2, P. H. No. 44** of **MOUZA – JAITALA,** bearing **City Survey No. 177** and **Sheet No. 32,** situated at **Chimurkar Layout**, Jaitala Road, Nagpur, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust, **Ward No. 74,** in Tahsil and District **NAGPUR.**

NAGPUR
Date: 01-09-2021.

(R. B. IRKHEDE)
Advocate
(MHA/1940/MH/1990)

R. B. IRKHEDE
Advocate
Mama Road, Dharampeth,
NAGPUR - 10