

**ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

1) That, We the undersigned are the partners of M/s Vijay Construction & Developers.

2) That, We entered into an Agreement Of Development with the owners namely 1) Shri Vijay S/o Jagannathrao Kantode & 2) Shri Amish S/o Gopal Patel, in respect of the following Property on 31/05/2022 & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 7 having Registration No. 4514 - 2022. And the Owners also executed Irrevocable General Power of Attorney in favour of the firm M/s Vijay Construction & Developers in respect of the following Property on 31/05/2022 & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 7 having Registration No. 4518 - 2022.

DESCRIPTION OF PROPERTY

All that piece and parcel of Amalgamated Plot bearing Nos. 13, 14, 15, 16, 17, 18, 19 & 20, total admeasuring 1243.28 Sq. Mtrs., of Khasara No. 32, P. H. No. 38 A, Mouza - Besa, in the layout of Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Besa Nagpur, within the limits of Nagpur Improvement Trust, Nagpur, & Grampanchayat Besa, Tah. Nagpur (Rural) and Dist. NAGPUR and bounded as under :-

On the East by	:	7.50 Mtrs. wide Road
On the West by	:	9.00 Mtrs. wide Road
On the North by	:	7.50 Mtrs. wide Road
On the South by	:	Plot Nos. 12 & 21

3) That, we are developing the aforesaid land by constructing a mega project known as "Parijat Enclave" as per the sanctioned building plan vide building permit No. B.E. (NMRDA) /South/Nagpur(Rural)/No.091120212/2021111026 /2546 Dt. 31/03/2022 issued by the Nagpur Metropolitan Region Development Authority, Nagpur.



VIJAY

CONSTRUCTION
& DEVELOPERS

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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.

NAGPUR.
Dtd. -

1-06-2022

1) SHRI AMISH G. PATEL

2) SHRI VIJAY J. KANTODE

Partners

M/S VIJAY CONSTRUCTION & DEVELOPERS