

TO WHOMSOEVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATE CONCERNED TO LEGAL

Project Details: M/s Nanik Realities LLP is coming with a residential project "NANIK'S ASTHAVINAYAK UPPALS SHERATON" located at Plot No. 30, City Survey no. 2, Sheet No. 209, Kadbi Square, Kamptee Road, Mouza – Hansapuri, Nagpur, admeasurement 1536.88 Sq. m. (16543.00 Sq. Ft.), out City Survey No. 2, Sheet No. 209, of Mouza – HANSAPURI bearing Corporation House No. 979, Ward No. 63, situated at Kadbi Chowk, Kamptee Road, Nagpur, within the limits of the Nagpur Municipal Corporation, Tahsil and District – NAGPUR.

We are developing the said property into Residential building and has named it as "Nanik's Asthavinayak Uppal Sheraton". We have obtained layout approval from Nagpur Municipal Corporation (Planning authority) on 17-03-2022 for Nanik's Ashtavinayak Uppals Sheraton Building. Also, the commencement certificate/Building plans are approved by Nagpur Municipal Corporation (Planning authority/ Competent Authority) on 17-03-2022 Further, commencement certificate is granted up to plinth/ with FSI/ 16 Habitable / B + G + 5 Floors. (Out of approved total 16 Habitable/4 Floors. (Provide table if there are more than one building)

We hereby certify as under:

- The proposed project is marketable and is free from all legal encumbrances.
- No litigation is pending related to any right, title and interest in the ongoing project of any previous owners.

Date: 17/10/2022

Partner

(Sign & Stamp)

NANIK REALITIES LLP

PARTNER