

MANISH G. SHARMA

Advocate

NON ENCUMBRANCE CERTIFICATE

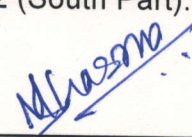
THIS is to certify that I the undersigned have investigated the Title of the recorded owners **KDR BUILDERS**, through its Partners 1) **Shri Kulvinder Singh Joginder Singh Dhillon**, 2) **Shri Raj Goverdhan Sakhare** & 3) **Shri Digvijayant Wasudeo Tumdam** and on perusal of documents and Addl. Book No. 1 search entries from the Offices of Sub-Registrar of Assurance at Nagpur, I have found that the said **KDR BUILDERS**, through its Partners 1) **Shri Kulvinder Singh Joginder Singh Dhillon**, 2) **Shri Raj Goverdhan Sakhare** & 3) **Shri Digvijayant Wasudeo Tumdam**, have mortgaged the Schedule property with **Arvind Sahakari Bank Ltd., Digdoh Branch, Nagpur** and has availed Project Loan for constructing a Multi-storied Building over the said land to be named and styled as "**KDR ROYALE**" and have executed a Mortgage Deed dated 25/10/2022, which is duly registered in the Office of Sub-Registrar, Nagpur-3, at Serial No. 7092/2022 and before selling the **Flat/Apartment** to the prospective purchaser/s **KDR BUILDERS**, through its Partners 1) **Shri Kulvinder Singh Joginder Singh Dhillon**, 2) **Shri Raj Goverdhan Sakhare** & 3) **Shri Digvijayant Wasudeo Tumdam** shall have to obtain NOC from **Arvind Sahakari Bank Ltd., Digdoh Branch, Nagpur** before execution and registration of Sale Deed in respect of each individual **Flat/Apartment**.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing **Plot No. 2 (North Part)**, admeasuring **665.599 Sq. Mtr.**, in Shende Nagar Layout, being a part of **Khasra No. 151/2**, of **Mouza: Nari**, bearing **City Survey No. 403**, **Sheet No. 330A/108**, Corporation House No. 2829/A, Ward No. 57, situated at Shende Nagar, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District – Nagpur and the said Plot is bounded as under:

On the East	:	Road;
On the West	:	Plot No. 3;
On the North	:	Road;
On the South	:	Plot No. 2 (South Part).

Nagpur
Date: 03/01/2023


Adv. Manish Sharma
MANISH G. SHARMA
B.Com. L.L.B. ADVOCATE
RAMNATH BUILDING,
SADAR, NAGPUR-440001.