SHAYONA CO-OPERANT

Add.: Basement-5, Plot No. 10, Rishabh Appt., Ganeshnagar, Azamshahlayout, Nagpur-440009
Email Id.: sahjanand2311@gmail.com Ph. No.: 9823096779

TO WHOMSOVER IT MAY CONCERN

ENCUMBRANCE CERTIFICATE

Project Details

SHAYONA CO-OPERANT, A developer firm, Acting through Partner **SHRI PRAVIN PATEL**, (PAN. AFUPD5825M), Aged about 52 years Occupation : Business, R/O, Plot no 45, Indira Devi Town, Near Shri Krishna Nagar, Wathoda, Nagpur-440008 (Authorized Signatory) of the proposed project " **SHATABDI ROW HOUSES**" develop the Row Houses project on following land.

Schedule of Property

All that piece and parcel of the land bearing Kh. No. 30/3/2, admeasuring about 776.512 Sq.Mt situated in the Lay-out of the Nagpur Improvement Trust bearing city survey No. 143, Sheet No. 1121/3/16, P.H. No. 34, bearing Municipal House no. 3688/22 to 3688/25, Ward No. 21, Nagpur (City) with in the limits of NMC & NIT including all the easement rights apartment and belonging thereto, Within the limits Tahsil and District Nagpur and bounded as under.

EAST : Pandhan & Punapur Road,

WEST : Portion of KH. No. 30/3 Owned By Shri Hariram Wath,

NORTH : Khasara No. 30/2

SOUTH : Khasara No. 30/1

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After going through the relevant documents related to title such as Latest 7/12 Extract, Kar Nirdhran parmanpatra (Namuna 8 A), Sale Deed, Development Agreements and sanctioned Building Approval Plan signed between the parties, other relavent documents and the financial accounts maintained by them and Promoter /Developer hereby declare and Certified that all original document under the custody of Owner **M/s. Shayona Co-operant** through its Partner Shri Pravin M. Patel .

- No listing is pending related to any right, title and interest in the ongoing / new project of any previous owners.
- That the said project is not mortgaged with any Financial Institution or Bank
- The Proposed project is marketable free from other encumbrances.

Dated:- 17/01/2023
Place: Nagpur.

M/S SHAYONA CO. OPERANT

Partner