**ASHISH M. NAGPURE**
Advocate

**Off Address:**
1st Floor, Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

---

**(FOR CERSAI)**

## ANNEXURE - 'A'

## NO ENCUMBRANCE CERTIFICATE
## (FOR ROYAL PRIDE)

This is the certify that I the undersigned have investigated the Title of the recorded Owners **M/S. NATIONAL BUILDERS AND DEVELOPERS (PAN -AAGFN9726N)**, A Partnership Firm, having its Registered Office at Flat No. 24, Shivneri Apartment, Khamla Square, Ring Road, Nagpur - 440015, through its Partners **(1) SHRI. KUNAL S/o DINKARRAO NISWADE,** Aged 40 Years, Occupation - Business **(2) MRS. BHARTI W/o DINKARRAO NISWADE**, Aged 59 Years, Occupation - Business All Residents of 181, Thaware Colony, Jaripatka, Kamptee Road, Nagpur-440014, Tahsil and District - NAGPUR; AND **(3) MRS. PRADHNYA W/o UTTAM SHIYALE,** Aged 50 Years, Occupation - Business Resident of 24, Shivneri Apartment, Khamla, Nagpur - 440015, Tahsil and District - NAGPUR on respect of the property herein below mentioned and perused the required documents supplied to me and after taking proper searches in the Offices of Sub-Registrar of Assurance at Nagpur and have **not found any adverse entry affecting the title of above named owners over the said property and there is no charge or lien over the said property And^ the said property is free from all kinds of encumbrances and the recorded Owners were having good valid clear and marketable title over the same.**

## DESCRIPTION OF THE PROPERTY

ALL THOSE Piece and Parcel of land bearing **Plot Nos. 03, 04 and 05**, out of the Layout of Manohar Gruha Nirman Sahakari Sanstha, containing by total admeasurement **632.28 Sq.Mtrs.,** being a portion of the entire land bearing Kh. No. 47 of Mouza – Besa, P.S.K. 38, situate at Besa, within the limits of the Nagar panchayat Besa-Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR - 440037 for the project known and styled as **'ROYAL PRIDE'** and the said land is bounded as under :-

| | | |
|---|---|---|
| **ON THE EAST** | - | **9.00 MTRS. WIDE ROAD.** |
| **ON THE WEST** | - | **OTHER LAYOUT.** |
| **ON THE NORTH** | - | **6.00 MTRS. WIDE ROAD.** |
| **ON THE SOUTH** | - | **PLOT NOS. 6, 7 AND 8.** |

**THERE IS NO FINANCIAL ENCUMBRANCES OVER THE SAID PROJECT**

**NAGPUR :**
**DATED :** **14-08-2023**

**(ASHISH. M NAGPURE)**
***Advocate***

**ASHISH M. NAGPURE**
**Advocate**