MODOKAR INFRA PRIVATE LIMITED

"Pioneer Woods" Flat No. 202, F- Wing, Phase -1, Opposite YCCE Collage, Wanadongri Hingna Road, Nagpur -441110 Email Id – modokarinfrapvtltd@gmail.com
CIN – U41001MH2023PTC403139, PAN – AAQCM8795D Mo. 7900310035, 8888850175

LEGAL ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I/ We , **(1) AKSHAY MODOKAR (2) SMT PRATIBHA MODOKAR DIRECTORS in M/S. Modokar Infra Private limited** is the Promoter of the development project named & styled "**Abhay Residency II"** the details of which are specified in Schedule of the Property given below.

As per the Title Search Report of Advocate **MR K M KHUMKAR dated 23/11/2023** the property specified in Schedule of the Property is free from encumbrances of all kinds.

We on the basis of the tile Search Report further States that the scheduled Property is **free from all type of legal encumbrances.**

SCHEDULE OF THE PROPERTY

All that piece & Parcel of land bearing all that piece and parcel of land bearing amalgamated plot no. 2 and 3 admeasuring 537.91 sqr. Mtrs., in the sanctioned layout carved on all that piece and parcel of land bearing kh/survey no. 296/2 of mouza wanadongari, p.s.k. 46, bearing malmatta no. 20624, prabhag no. 10, situated at village - wanadongari, municipal council: wanadongari in tahsil - hingna and district - nagpur being developed by, , **(1) AKSHAY MODOKAR (2) SMT PRATIBHA MODOKAR DIRECTORS in M/S. Modokar Infra Private limited** and bounded as under:

ON THE EAST	-	9 Mtr Wide Road
ON THE WEST	-	Land of Adjoining Kh No 293/A
ON THE NORTH	-	Land of adjoining Kh No 296/1
ON THE SOUTH	-	PLOT NO. 01

Date: 29/11/2023

Place: Nagpur

Your's Faithfully
For, M/s Modokar Infra Private Limited



Akshay Modokar (Director)
(Authorised Signatory)