# GROWMORE VENTURES

KHUSHBHU MOTORS, KALMANA ROAD, YERKHEDA KAMPTEE, NAGPUR-441001

Date: 31st January 2024

TO WHOMSOEVER IT MAY CONCERN

ENCUMBRANCE CERTIFICATE (LEGAL)

Project Details

**M/s Growmore Ventures** office at khushbhu motors, kalmana road, yerkheda kamptee, nagpur-441001,having a Layout/Plot Scheme called **"R SANDESH HINDUSTAN ESTATE"** Address:- Situated at Kh No.189, 281/1 and 281/2, Mouza Kanhan(Pl), Village: Kanhan(Pipri) , Taluka Parseoni, & District Nagpur-441401

Boundaries: **National Highway No.7** to the East, **Survey No.155** to the West, **Land of Kh No.255 and 254** to the North & **Land of KH No.257, 256 and land of Railway** to the South.

**We, Growmore Venture through Partner Shri Dilip S/o Prahladrai Agrawal (Promoter)** hereby declare as Under:

1. No litigation is pending related to any right, title, and interest in the ongoing project of any previous owners.
2. That the said project is mortgaged with Bank of Maharashtra through mortgage deed Bearing Serial no.1596/2022 and 1597/2022 dated 29/08/2022.
3. The proposed project is marketable and free from any other encumbrances as mentioned above.

**For Growmore Ventures**

**Partner**

Shri Dilip S/o Prahladrai Agrawal

(Partner and Authorised Signatory)