

NON-ENCUMBRANCE CERTIFICATE

MOUJE : TRAGAD

City Survey No. : NA253/1/P2

T. P. Scheme No. 72, F. P. No. 54

**DINESH B. PATEL
ADVOCATE**

**Office : 404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle,
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

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To,
PAVANJ INFRA, A Partnership Firm
Through Its Authorized Partner
Shri Dipakkumar Jadavbhai Vekariya

NON - ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, PAVANJ INFRA, A Partnership Firm through its Authorized Partner Shri Dipakkumar Jadavbhai Vekariya having its office at : 1, Revati Bungalows, Near Bhakti Circle, New Nikol, Ahmedabad (hereinafter called the “**Promoter**”) is owners and possessors of the Freehold Non Agricultural Use Land situate, lying and being at Mouje Tragad, Taluka Ghatlodiya, District Ahmedabad bearing City Survey No. NA253/1/P2 of the Sheet No. NA99 land admeasuring 7274 square meters, which was comprised into Town Planning Scheme No. 72 and allotted Final Plot No. 54 land admeasuring 4189 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola) and more particularly described in the schedule hereunder written hereinafter called the “**PROJECT LAND**”.

Further said promoter has commenced with the Residential project namely “**PARMESHWAR NILAYAM**” on the said project land.

As per instruction, we have examined the titles of the abovereferred land and have caused to be taken searches of available revenue and registration record for the last more than 30 years from now viz. 1990 to 31.05.2022 through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate and Title Report dated 6th June, 2022.



In furtherance of said Title Certificate cum Report dated 6th June, 2022 and subject to what is stated therein and based on the information provided by Pavanj Infra, A Partnership Firm through Its Authorized Partner Shri Dipakkumar Jadavbhai Vekariya, we hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is clear, marketable and free from any encumbrance, litigations or lien except subject to ;

1. Mutation Entry No. 2 dated 23.05.2022 (Kachi Entry) of City Survey No. NA253/1/P2 in the Sheet No. NA99 of City Survey Office, Tragad (NA) ward is being duly certified and confirmed by concerned authority in due course.

SCHEDULE

(Description of the Land)

All That piece or parcel of Freehold Non Agricultural Use Land situate, lying and being at Mouje Tragad, Taluka Ghatlodiya, District Ahmedabad bearing City Survey No. NA253/1/P2 of the Sheet No. NA99 land admeasuring 7274 square meters, which was comprised into Town Planning Scheme No. 72 and allotted Final Plot No. 54 land admeasuring 4189 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola).

PLACE : AHMEDABAD
DATE : 06/06/2022



DINESH B. PATEL
ADVOCATE