

HEMAL P. SHAH
ADVOCATE

Dated : 05/07/2021

To,

AAJI INFRA AND DEVELOPERS

THROUGH ITS PARTNER

MR. LALIT PARIHAR

SARDAR PATEL NAGAR

DIST. PALI, RAJASTHAN.

Ahmedabad



SUB: NON-ENCUMBRANCE CERTIFICATE

RE : Non Encumbrance Certificate For the Property Non-Agriculture Land admeasuring 8027 Sq. Mtrs. Bearing Re-Survey No.557 (OLD SURVEY NO. 397paiki (Account No. 671) of T.P.SCHEME NO. 2B-1 & FINAL PLOT NO. 41 (New Final plot no. 41) (O.P. NO. 41) situated lying and being at Village **KADIPUR Taluka DHOLERA** in the Registration Sub-District **DHOLERA** and District of **AHMEDABAD** Gujarat belonging to **AAJI INFRA AND DEVELOPERS.**

Thereafter said Land paiki from 7OAK developers purchased by AAIJI INFRA AND DEVELOPERS THROUGH ITS AUTHORISED PARTNERS (1) LALIT PARIHAR S/O BADRI PRASAD RATANLAL CHOUDHARY S/O OGARAM on dated 25/3/2021 in full consideration of Rs 45,00,000/- executed a Sale deed in their favour ,the said Sale Deed is registered before Sub- Registrar of DHOLERA under Serial No. 598 Date 25/3/2021 and the Entry to that effect was entered in the Mutation register by entry No.2107 dated 05/04/2021.

HEMAL P. SHAH ADVOCATE

Pursuant to your instructions we hereby certify on the basis of search taken at the office of the Sub Registrar Dholera & Dholka From the Year 1994 to 2021 that the above party has not created any other charge of encumbrance over the said property which is more particularly described in the SCHEDULE hereunder written and the same are belonging to **AAIJI INFRA AND DEVELOPERS**.

In view of subject to what is hereinabove stated we are of the opinion that the title to the property in question and belonging to **AAIJI INFRA AND DEVELOPERS THROUGH ITS AUTHORISED PARTNERS (1) LALIT PARIHAR S/O BADRI PRASAD RATANLAL CHOUDHARY S/O OGARAM** is "clear, marketable and free from all encumbrance"

(Description of the property)

All that piece and parcel of the property situated at Moje Dholera Taluka Dholera District Ahmedabad Bearing Re-Survey No.557 (OLD SURVEY NO. 397paiki (Account No. **671**) of T.P.SCHEME NO. 2B-1 & FINAL PLOT NO. 41 (New Final plot no. 41) (Account no. **671**) situated lying and being at Village **KADIPUR Taluka DHOLERA** in the Registration Sub-District **DHOLERA** and District of **AHMEDABAD** Residency plotting which is known as '**AAIJI RESIDENCY**' and boundaries should be written.

S.No. 557 (Old S.NO. 397 paiki)

Boundries of new F.P. No. 41

East By : 18.00 Mts T.P. Road

West By : Reserve Land of S.I.R.



**HEMAL P. SHAH
ADVOCATE**

North by : F.P. NO. 42

South By : Reserve Land of S.I.R.

DATE : 05/07/2021

PLACE : AHMEDABAD



A handwritten signature in black ink, appearing to be "Hemal P. Shah", written over a horizontal line.

HEMAL P. SHAH ADVOCATE

Regn. No. G/1995/2000

Bar Council of Gujarat