

NOTARY

Kaushik G. Patel
ADVOCATE & NOTARY

12, Second Floor, JBR Arcade, Near R K Royal Hall,
Science City Road, Sola, Ahmedabad
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To,

"Akshar Infracon",

Akshar-42, S.No.91/2, F.P.No.14/1,

Near G.S.T. Crossing, New Ranip,

Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY that a partnership firm, **"Akshar Infracon"** having its office address at Akshar-42, S.No.91/2, F.P.No.14/1, Opp. Krishna Bungalows, GST Crossing, New Ranip, Ahmedabad (hereinafter called "the Promoter") is owner and possessor of the Non-Agricultural land bearing Final Plot No.14/1, containing by admeasurements 970 Sq. Mtrs. (allotted in lieu of Survey No.91/2, containing by admeasurements 1617 Sq. Mtrs.) of T.P. Scheme No.66 (Ranip-Chenpur-Chandlodia) situate, lying and being at Mouje Ranip, Taluka Sabarmati in the Registration District Ahmedabad and Sub District Ahmedabad-2 (Vadaj), more particularly described in the schedule hereunder written, hereinafter called **"the Project Land"**.

Further the said Promoter has started constructing the Residential Project namely, **"AKSHAR-42"** on the above said project land.

I state that I am entrusted with the title investigation work of the said land and I have an experience of more than 10 (ten) years in investigation matters of title to the lands and properties and to advise in the matter relating thereto.

As per instructions, I have examined the titles of the afore referred land and have caused to be taken searches of available revenue and registration record for last 30 (thirty) years through my Search Clerk and believing the same to be true, correct and trustworthy, I have issued a Title Clearance Certificate With Report on 26/11/2020.

Kaushik G. Patel
(Advocate & Notary)

12, Second Floor, JBR Arcade, Science
City Road, Sola, Ahmedabad.

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In furtherance of the above said Title Clearance Certificate With Report and subject to stated therein, I hereby issue this Non Encumbrance Certificate and opine that the said Project Land is clear, marketable and free from any encumbrance and the Promoter has not obtained project loan, financial charge or other credit facility from any bank/company.

SCHEDULE REFERRED TO ABOVE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural land bearing Final Plot No.14/1, containing by admeasurements 970 Sq. Mtrs. (allotted in lieu of Survey No.91/2, containing by admeasurements 1617 Sq. Mtrs.) of T.P. Scheme No.66 (Ranip-Chenpur-Chandlodia) situate, lying and being at Mouje Ranip, Taluka Sabarmati in the Registration District Ahmedabad and Sub District Ahmedabad-2 (Vadaj).

Place : Ahmedabad.
Date : 26/11/2020.



Kaushik G. Patel
(Advocate & Notary)
(Enrolment No.G-461/2005)

