

NILESH N. PATEL (Advocate)

01, Shivalik Complex, Near – Dena Bank, Bopal-Ghuma Main Road Bopal,
Ahmedabad. –380058. M – 98988617498

Date – 14/12/2020

To,

VINUBHAI VAJUBHAI VAGHELA

HUF through its karta and
manager VINUBHAI VAJUBHAI
VAGHELA &

MANUBHAI VAJUBHAI VAGHELA

HUF through its Karta and
Manager MANUBHAI VAJUBHAI
VAGHELA..

AHMEDABAD.

Non Encumbrance Certificate

THIS IS TO CERTIFY THAT VINUBHAI VAJUBHAI VAGHELA HUF through its karta and manager VINUBHAI VAJUBHAI VAGHELA & MANUBHAI VAJUBHAI VAGHELA HUF through its Karta and Manager MANUBHAI VAJUBHAI VAGHELA. are owners and possessors of the Non-Agriculture Land bearing Final Plot no. – 266, admeasuring about 3112 sq. meter of Draft Town Planning Scheme No. – 5 (Sanand) allotted in lieu of Block no. – 2061, admeasuring 1-18-37 He. Are. Sq. Meter Paiki 5186 Sq. Meter of Moje – Sanand Gam, Taluka – Sanand in the Registration District of Ahmedabad and Sub –District of Sanand more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"



A handwritten signature in black ink, appearing to be "Nilesh N. Patel", written over a horizontal line.

NILESH N. PATEL (Advocate)

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The Owner of the land *VINUBHAI VAJUBHAI VAGHELA HUF* through its karta and manager *VINUBHAI VAJUBHAI VAGHELA & MANUBHAI VAJUBHAI VAGHELA HUF* through its Karta and Manager *MANUBHAI VAJUBHAI VAGHELA* have appointed RIVIERA BUILDER a Partnership firm as a Developer and the Development Agreement was signed between *VINUBHAI VAJUBHAI VAGHELA HUF* through its karta and manager *VINUBHAI VAJUBHAI VAGHELA & MANUBHAI VAJUBHAI VAGHELA HUF* through its Karta and Manager *MANUBHAI VAJUBHAI VAGHELA* and RIVIERA BUILDER a Partnership firm through its authorize partner *SHREE GHANSHYAMSINH GHELUBHA VAGHELA AND SHREE DARSHIT HARSHAD SHAH* which was registered with this Sub-Registrar of Sanand vide Serial No. –9946, Dated – 26/11/2020 and started construction Residential Project namely "*RIVIERA LAKE VIEW GREEN BUNGALOWS*" on the said Project Land.

As per instructions, I have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record since 1989, through my search clerk and believing the same to be true, correct and trustworthy, I have issued a Title Certificate Cum Report dated – 14/12/2020 on the bases of Title clear certificate issued on dated – 14/12/2020 subject to what is stated therein, and thereafter Due Diligence Certificate issued by me dated – 14/12/2020, on the bases of that, I hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except.

SCHEDULE

Description of the Project Land

Non-Agriculture Land bearing Final Plot no. – 266, admeasuring about 3112 sq. meter of Draft Town Planning Scheme No. – 5 (Sanand) allotted in lieu of Block no. – 2061, admeasuring 1-18-37 He. Are. Sq.



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in the Registration District of Ahmedabad and Sub –District of Sanand



Nilesh N. Patel
(Advocate)

