

To,
VRUNDAVAN BUILDCON,
A Partnership Firm

NON - ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, VRUNDAVAN BUILDCON, A Partnership Firm having its office at 523, Naroda Business Hub, Naroda-Dahegam Road, Muthiya, Ahmedabad. (hereinafter called the **"Promoter"**) is owners and possessors of the Freehold Non Agricultural Multipurpose Use Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 1275/2 land admeasuring 3693 square meters, which was comprised into Town Planning Scheme No. 128 and allotted Final Plot No. 262/2 land admeasuring 2216 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) and more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said promoter has commenced with the Residential cum Commercial project namely **"AASHIRVAD UTSAV"** 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 06.08.2022 through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate and Title Report dated 12th August, 2022.



In furtherance of said Title Certificate cum Report dated 12th August, 2022 and subject to what is stated therein and based on the information provided by Vrundavan Buildcon, A Partnership Firms, we hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is free from any encumbrance, litigations or lien.

SCHEDULE

(Description of the Land)

All That piece or parcel of Freehold Non Agricultural Multipurpose Use Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/Block No. 1275/2 land admeasuring 3693 square meters, which was comprised into Town Planning Scheme No. 128 and allotted Final Plot No. 262/2 land admeasuring 2216 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali).

PLACE : AHMEDABAD

DATE : 12/08/2022



A handwritten signature in blue ink, appearing to read "D B Patel".

DINESH B. PATEL
ADVOCATE