

G. K. PATEL

Office –
A-002, G. Floor,
KalashKunj Residency,
Nr. Trilok Residency, Koteswar,
Motera – Bhat Road,
Koteswar, Gandhinagar.

Advocate Enr.G/28/2007 Resi.

311, Umiyanagar,
At-Koteswar – Motera,
Ta-Di – Gandhinagar.
Pin Coad : 382424
Mo- 97 12 45 25 25



To,
Sneharpan Buildcon LLP
31, Ground Floor, Sahdev Platinum,
Vishnagar Road, Vijapur, Mahesana.

Ref : Investigation of title to land admeasuring net 17933.00 Sq.Mts. and GUDA issued final Plot Area 9333.26 Sq.Mts., Comprised in N.A.Land bearing Revenue Survey No.23/1, 23/2, 23/3, 23/4, 23/5, 23/6, 23/7, and 23/8 Final Plot No.20 of T.P scheme No. 8 situated lying at Mouje Sargasan, Taluka – District of Gandhinagar . Along with the land In the firm named “ Sneharpan Buildcon LLP ”.

Subject To : Encumbrance Certificate

Respected Sir,

Under your instructions, I have carried out investigation of title land admeasuring net 17933.00 Sq.Mts. and GUDA issued final Plot Area 9333.26 Sq.Mts., As per F.P record with proposed residential construction, comprised in N.A.Land bearing Revenue Survey No.23/1, 23/2, 23/3, 23/4, 23/5, 23/6, 23/7, and 23/8, Final Plot No.20 of T.P scheme No. 8 situated lying at Mouje Sargasan, Taluka –District of Gandhinagar. Along with the land In the firm named “ **Sneharpan Buildcon LLP** ”. this scheme is Known “ **Samved Green valley** ”. A LLP Firm and searches of the record for the last 30 years from 1988 to 2018 has been carried out in the office of the sub-registrar of assurance Gandhinagar on 29.09.2017, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereat over the said immovable property, except registered development agreement with your firm.

It is, therefore, hereby certified that the title of “ **Sneharpan Buildcon LLP** ”, firm to the said property briefly described in The Schedule hereinafter written is CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY.

THE SCHEDULE BRIEF DESCRIPTION OF THE PROPERTY

This land admeasuring net 17933.00 Sq.Mts. and GUDA issued final Plot Area 9333.26 Sq.Mts., Comprised in N.A.Land bearing Revenue Survey No.23/1, 23/2, 23/3, 23/4, 23/5, 23/6, 23/7, and 23/8 Final Plot No.20 of T.P scheme No. 8 situated lying at Mouje Sargasan, Taluka –District of Gandhinagar. Along with the land In the firm named “ Sneharpan Buildcon LLP ”.

Bounded are as under ::

East : F.P.No. 16 & 19
West : F.P. 20 Paiki Sab Plot No.2
North : Road 18 Mtrs
South : F.P. 21

Dated : 17th July 2021

G. K. Patel

G. K. PATEL ADVOCATE
A/002, Kalashkunj Residency,
Nr. Trilok Residency, Koteswar,
Ta. & Dist. Gandhinagar.