



PATHIK PANDYA
ADVOCATE

Enrollment No. G/1409/2010

Plot No. 467/1, Sector 12 B
Opp. Police Chawki, Gandhinagar
Gujarat - 382012

+91 9924058277

advocate.pathik@gmail.com

Ref. Shantisadan/2024

To,

M/S VEER PRABHU DEVELOPERS,

A Partnership firm

Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT **M/S VEER PRABHU DEVELOPERS**, a **Partnership firm**, having its registered office at 708/26, Shantisadan Society, Opposite Parimal Garden, Ellisbridge, Ahmedabad-380009 [PAN: AAYFV4858P] (hereinafter called the "PROMOTER") is the owner and possessor of the Sub Plot No. 26 having land admeasuring about **911 sq. yards.** i.e. 762 sq.mtrs including undivided land of internal approach road in The Shantisadan Co-operative Housing Society Limited situated on the Non Agricultural land bearing Final Plot No 710 of in the Town Planning Scheme No. 3/5 (Ellisbridge) situate, lying and being at Moje Chhadavad, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad- 3 (Memnagar) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

That said PROMOTER has got the plans for Residential construction on the said Sub Plot No.26 having land admeasuring about having land admeasuring about **911 sq. yards.** i.e. 762 sq.mtrs in The Shantisadan Co-operative Housing Society Limited forming part of land bearing Final Plot No. 710 of Town Planning Scheme No. 3 Ellisbridge (Chhadavad Section) sanctioned from the Ahmedabad Municipal Corporation (AMC) and development permission to that effect is issued by Ahmedabad Municipal Corporation (AMC) vide its Rajachitthi No. 06833/ 290325/A9300/ R0/M1 bearing Case No. BLNTS/WZ/290325/ A9300/ R0/ M1 dated 21-06-2025.


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That as per the said approved plan the M/s VEER PRABHU DEVELOPERS, A Partnership Firm has commenced development and started construction of Residential Project named "VEER RESIDENCY" on the land bearing Sub Plot No.



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26 in The Shantisadan Co-operative Housing Society Limited. The Project consists of various residential units of different areas.

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate and Report dated 17-07-2025.

In furtherance of said Title Certificate Cum Report dated 17-07-2025 and subject to what is stated therein, we hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigation.

S C H E D U L E

(Description of the Project Land)

ALL THAT piece and parcel of Plot/Bungalow No.26 having land admeasuring about **911 sq. yards.** i.e. 762 sq.mtrs including undivided land of internal approach road in The Shantisadan Co-operative Housing Society Limited situated on the Non Agricultural land bearing Final Plot No 708 and 710 of in the Town Planning Scheme No. 3/5 (Ellisbridge) situate, lying and being at Moje Chhadavad, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad- 3 (Memnagar).

The said Property is bounded as under:-

On or towards East : Sub Plot No 19 and 20

On or towards West : Sub Plot No 27

On or towards North : T.P. Road

On or towards South : land of Sub Plot No 25

PLACE: AHMEDABAD

DATE: 12-09-2025

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