

# Virendra R. Patel

Advocate

Office : 41, 4<sup>th</sup> Floor, Khodiyar Complex,  
Opp. Vijaynagar Petrol Pump, Nr. Jain  
Upashraya, Vijaynagar, Naranpura,  
Ahmedabad-380 013.  
Mobile : +91 9898409624,  
Ph. : 079 27499014,  
Email : virendrapatel73@yahoo.com

## ENCUMBERANCE CERTIFICATE

This is to certify that as on date there is no encumbrance of any type including title, rights or financial charge except for the charge created in favour of Union Bank Ltd., Narman point Branch, Mumbai, over all that piece and parcel of Non Agricultural Land for multiple use admeasuring about 8,429 Sq. Mtrs. situate, lying and being at Jodhpur, Taluko Vejalpur, District Ahmedabad, Sheet/Tika No.0029, City Survey No.00290034 of Final Plot No. 167 to 172 and 174 to 178 of Town Planning Scheme No. 6 Vejalpur in the Registration District of Ahmedabad, Sub District Ahmedabad-4 (Paldi) belongs to Navratna S.G. Highway Properties Private Limited.

I may further state that a project of Residential and Commercial units under the name of "**Navratna Gulmohar Park**" is being developed on the aforesaid lands. Accordingly, I hereby certify that the Title of Navratna S. G. Highway Properties Private Limited to the property above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to,

- (A) Charge of Union Bank of India Nariman Point, Mumbai branch for Rs.47,00,00,000/-
- (B) Usual Declaration-Cum-Indemnity on Title being made by Navratna S. G. Highway Properties Private Limited.
- (C) Laws applicable and in force, at the relevant time, to effect legally and properly sale, transfer or other transaction with respect to the said property

Place :- Ahmedabad.

Date :- 25/11/2025



  
**Virendra R. Patel**  
Advocate  
(G/1781/1999)