

Ref. No. 7875/2024

## NON ENCUMBRANCE CERTIFICATE

**This is to certify that,** Non-Agricultural Land bearing **Final Plot No. 74**, containing by admeasurements 3765 Sq. Mtrs. [allotted in lieu of Survey No. 196/2, containing by admeasurements 2028 Sq. Mtrs. (deducted towards T. P. Scheme) & Survey No. 196/2/Paiki 1, containing by admeasurements 3765 Sq. Mtrs. (final Plot area), containing by total admeasurements 5793 Sq. Mtrs.] of Town Planning Scheme No. 7 (Sargasan– Kudasān–Por), situate, lying and being at Moje Sargasan, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar (Zone-2) is owned and possessed by “**Nishtha Infracon LLP**” a partnership firm.

We further state that, **Residential & Commercial** project known as “**DEVSIDDHI FABLE**” is being developed on the said Non-Agricultural Land bearing **Final Plot No. 74**, containing by admeasurements 3765 Sq. Mtrs. [allotted in lieu of Survey No. 196/2, containing by admeasurements 2028 Sq. Mtrs. (deducted towards T. P. Scheme) & Survey No. 196/2/Paiki 1, containing by admeasurements 3765 Sq. Mtrs. (final Plot area), containing by total admeasurements 5793 Sq. Mtrs.] of Town Planning Scheme No. 7 (Sargasan– Kudasān–Por), situate, lying and being at Moje Sargasan, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar (Zone-2) by “**Nishtha Infracon LLP**” a partnership firm.

We state that, we are entrusted with the work of investigation of title of the said land and that we have an experience of more than 10 years in matters of investigation of title to the lands and properties and to advise in the matters relating thereto.

We specifically state that, there is no encumbrance of any type including title rights or financial charge of anybody over the said land and that titles of the said land are clear and marketable and free from encumbrance.

**DATED THIS 23<sup>rd</sup> DAY OF FEBRUARY, 2024.**



(Sharad N. Darji)  
Advocate