

**ANIL R. PATEL**

(B.A., LL.B.)

**ADVOCATE & NOTARY**

Residence :

A/103, Surya Manjari Apptt.  
Somnath-Umra Raod,  
Parle Point, SURAT.  
Mo.: +91 98255 10968



**અનિલ આર. પટેલ**

બી.એ.,એલએલ.બી.,

**એડવોકેટ & નોટરી**

Office :

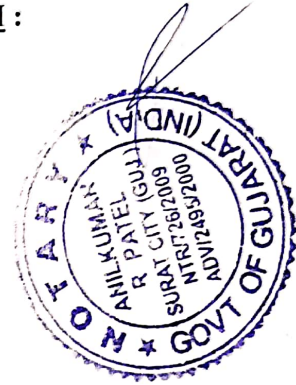
8, Jalnidhi Complex,  
Opp. Bahumali Building,  
Nanpura-SURAT.  
Mo.: +91 98255 10968

DATE: 04-09-23

Regd. A.D./U.P.C

TO,

- (1) The Parterners :  
ANANTA BUILDCON A PARTNERSHIP FIRM :  
PARTNERS : Admin.  
(1) KETAN MANUBHAI PATEL  
(2) BHAUMIK HARSHAD PATEL
- (2) LAND OWNERS :  
(1) KUSHALBHAI VINODBHAI BHATT  
(2) HARSH VINODBHAI BHATT
- (3) POWER OF ATTORNEY HOLDER :  
KUSHAL VINODKUMAR BHATT



### ENCUMBRANCE CERTIFICATE

This is to certify that, (1) KUSHALBHAI VINODBHAI BHATT (2) HARSH VINODBHAI BHATT ( Land Owners) and ANANTA BUILDCON A PARTNERSHIP FIRM, Parnters namely : (1) KETAN MANUBHAI PATEL(2) BHAUMIK HARSHAD PATEL (THE DEVELOPERS ) having its registered office at : 103, Lax Prime Complex, Opposite Town Hall, At & Post : Anand, Tal. Anand, Dist.Anand-Gujarat-388001, ( hereinafter called the PROMOTER) is the owner and possessor of the non-agricultural land, bearing .....

- (1) C.S.Nondh no.NA 613/1/1 ( 4249.00 Sq.mtrs.)
- (2) C.S.Nondh no.NA 613/1/2 ( 4148.00 Sq.mtrs.)
- (3) C.S.Nondh no.NA 613/2 ( 5160.00 Sq.mtrs.)
- (4) C.S.Nondh no.NA 615/1 ( 1113.00 Sq.mtrs.)
- (5) C.S.Nondh no.NA 617/1 ( 1315.00 Sq.mtrs.)
- (6) C.S.Nondh no.NA 617/2 ( 1315.00 Sq.mtrs.)



- (7) C.S.Nondh no.NA 618/1 ( 2226.00 Sq.mtrs.)  
Aforesiad consolidate land given C.S.NONDH NO.613/1/1(19526 SQ.MTRS.)
- (8) Residential Scheme named "Laksh Neel Akash" non-agricultural land bearing sit no. NA99 City Survey no.613/1/1, Total Admeasuring Land of 19526.00 sq.mtrs.  
Road Cutting Area of Land of 1248.26 sq.mtrs.  
Remaining Land Parcel of 18277.74 sq.mtrs.  
Land for Future Commercial Project 1784.55 sq.mtrs.  
Land for the Project under registration 16493.19 sq.mtrs.

Further said promoter to construct and develop residential project namely: **LAKSH NEEL AKASH**, Promoter **PARTNERS: Admin. KETAN MANUBHAI PATEL, BHAUMIK HARSHAD PATEL Builders, (THE DEVELOPERS)** on the said project land.

As per instruction I have examined the title of the above referred land and have caused to be taken searches of available revenue and registration record for last 30 year through our search taken searches clerk and believing the same to be true, correct and trustworthy; I have issued a Title Certificate Cum Report dtd.10/03/23.

In furtherance of said title certificate cum report dtd. And subject to what is stated therein, we hereby issued this Non-Encumbrance certificate and opine that the said project land is free from any encumbrance and litigation, as usual declaration of the party also.

### SCHEDULE

#### DESCRIPTION OF THE PROJECT LAND,

Residential Scheme named **LAKSH NEEL AKASH**, Non-Agricultural land bearing City Sur.Nondh No.....

- (1) C.S.Nondh no.NA 613/1/1 ( 4249.00 Sq.mtrs.)
- (2) C.S.Nondh no.NA 613/1/2 ( 4148.00 Sq.mtrs.)
- (3) C.S.Nondh no.NA 613/2 ( 5160.00 Sq.mtrs.)
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- (5) C.S.Nondh no.NA 617/1 ( 1315.00 Sq.mtrs.)
- (6) C.S.Nondh no.NA 617/2 ( 1315.00 Sq.mtrs.)
- (7) C.S.Nondh no.NA 618/1 ( 2226.00 Sq.mtrs.)

Aforesiad consolidate land given C.S.NONDH NO.613/1/1(19526  
SQ.MTRS.)

Date : 04/09/23

Place : SURAT



*Anilkumar R. Patel*  
Advocate & Notary  
Office 8, Jaihind Complex,  
Moo & Mummy Hospital Campus,  
Opp. Dahumail Building, Nanpura,  
SURAT-395001. Mob.: 9825810983