

YOGESH GADHIYA

B.com., L.L.B. ADVOCATE

Off:111, Rachna Society, Opp. Yamunakunj, Rachna To Matrushakti Road, Surat.

ENCUMBRANCES CERTIFICATE:-

This is to certify that I have investigated title of immovable property more particular described in schedule which is owned by Akshar Developers a partnership firm and its partners viz., Naynaben Hareshbhai Rathod, Kamleshbhai Batukbhai Sonigara, Dineshkumar karshanbhai Patel, Mukul Dhirajlal Parsiya, Nitinbhai Keshubhai Rakholiya.

I have taken search and obtain Non Encumbrance certificate of the said property from sub Registrar office and also verified online record of Village Form No.7/12 & City Survey Property card submitted by the **Akshar Developers a partnership firm** and its partners viz., Naynaben Hareshbhai Rathod, Kamleshbhai Batukbhai Sonigara, Dineshkumar karshanbhai Patel, Mukul Dhirajlal Parsiya, Nitinbhai Keshubhai Rakholiya. And also as per the search and Non Encumbrance Certificate issued by the sub registrar, I am of the opinion that title of the said property is clear and marketable and **Free from all encumbrance** and no suit public litigation is found in the revenue records and property owned by Akshar Developers a partnership firm and its partners viz., Naynaben Hareshbhai Rathod, Kamleshbhai Batukbhai Sonigara, Dineshkumar karshanbhai Patel, Mukul Dhirajlal Parsiya, Nitinbhai Keshubhai Rakholiya.

Description of Property

All that piece and parcel of property bearing R.S.No.87, Block No.145, admeasuring 14971 Sq.mt. T.P.No.69 (Dindoli-Godadra), F.P.No.130 known as **Mangalam Park**, Akshar Developers owned by **Building No.U**, develop the project as per site Name **UMA PARK (MANGALAM PARK BLDG-U)**, admeasuring 339.92 square meters (As per City Survey Record 282.69 Sq Mtr wide no.145/24) along with C.O.P+Margin+undivided Road area 392.95 square mtrs. Total admeasuring 732.88 square mtrs. Of Village: Dindoli. Taluka : Udhna(Surat City), District : Surat, wherein the project is organized, which is known as "**Akshar Developers**"

And surrounded by

On or towards North by : Building No.I
On or towards South By: Building No.R
On or towards East By: Building No.G
On or towards West By: Building No.T

Enclusing : Serch Receipt

No. 2022019007784, 2022020006614,
2022018012301

ENROLMENT No.G/1073/2004

Date: 23/02/2022



Y.B. Rakholiya

AKSHAR DEVELOPERS

SHOP NO. F/5, GR. FLOORMANGALAM PARK, GODADARA, DINDOLI, SURAT - 394210

Date: 28/04/2022

To,
The RERA Department,
Sahyog Sankul,
Gandhinagar,

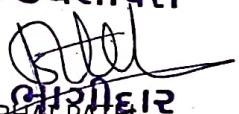
Respected sir,

Subject: Clarification regarding Difference in Land area in Sale Deed and City Survey Card

Regarding this we would like to clarify that there is total 21 number of buildings approved under this plan from Surat Municipal Corporation and Total area of the land is 14971 sq. mtr. Out of which we have purchased land for building U (1 Building) that total Area is 732.88 Sq Mtr in which COP area of All building in which our portion is 392.95 Sq Mtr. So Gross Area of Land is 339.92 Sq. Mtr and in Property card shown 282.69 Sq Mtr. Difference arise of 57.23 Sq mtr is of our building's (Only-U) common area open space of building the same reflected in Plan No. 19/21. Hence Property card shown only Covered Area of Plan. All common area land prescribed authority issued separate Property card.

M/S AKSHAR DEVELOPERS

અક્ષર ડેવલોપર્સ


DINESHBHAI PATEL

AUTHORISED PARTNER