

BHISHMAK PANDIT



Advocate & Associates

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NON-ENCUMBRANCE CERTIFICATE

To,

- 1) ANANDIBEN HASMUKHBHAI PATEL**
(Having 67% share in the said Land)
- 2) VASANTBHAI BHAVJIBHAI PATEL**
(Having 33% share in the said Land)

This is to inform that, **(1) ANANDIBEN HASMUKHBHAI PATEL (Having 67% share in the said Land) & (2) VASANTBHAI BHAVJIBHAI PATEL (Having 33% share in the said Land)** is an owner and possessed Non-Agricultural Land bearing Revenue Survey/Block No. 542 admeasuring 26102 Sq. Mtr. Paiki 13051 sq.mtr. (After deduction of area under T P Scheme 11959 Sq. Mtr.) situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district of Viramgam and Registration District Ahmedabad.



AND **AVANI DEVELOPERS – A Partnership Firm** is Developing a Residential Project namely **"AVANI PARK"** on the said land pursuant to the Registered Development Agreement before the Sub-Registrar vide Sr. No. 2800, dated 27/10/2021.

We notify that there above mentioned land is clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-

- (a) Verification of all original title chain documents, revenue records and previous transfer executed by Power of Attorney Holder [If Any].
- (b) Fulfillment the terms and conditions laid down in N.A. Order.
- (c) Fulfillment the terms and conditions laid down in Development permission.
- (d) Fulfillment of the Provisions of relevant laws for the time being in force.

DATED THIS 27 DAY OF NOVEMBER, 2021 AT AHMEDABAD.



A handwritten signature in black ink, appearing to be "B. Pandit", written over a horizontal dotted line.

Bhishmak Y. Pandit, Advocate
Enrolment No.G/1865/2008