



BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad.
Mo.No.92288 88392

NON - ENCUMBRANCE CERTIFICATE

Nirakar Buildcon, a Partnership Firm
C/3, A/17, Bhumi Park, Village - Vavol,
Taluka & District - Gandhinagar.

This is to certify that the scheme of Residential Units known as
" **JAY VISAT MANGALYA-1** " situated non- agricultural land bearing
Final Plot No. 149 admeasuring 1671 sq.mtrs, of Draft Town Planning
Scheme No. 13 (Vavol) comprised of **a)** Survey No. 225/1/paiki 1
admeasuring 715 sq.mtrs. & **b)** Survey No. 225/2/paiki 2 admeasuring
956 sq.mtrs. at Mouje – Vavol, Taluka – Gandhinagar in the Registration
District of Gandhinagar Sub District- Gandhinagar in the State of Gujarat
and further it is developed by **Nirakar Buildcon, a Partnership Firm.**

Pursuant of scrutiny of records of said land we have not found
of any charge created on said land by **Nirakar Buildcon, a Partnership
Firm** and land owner / developer has not borrowed loan against charge
of said entire land and / or construction / project standing thereon with
any bank, company or financial institution and land is having clear and
marketable title as per Title Certificate & encumbrance free.

This is further stated that it is not a Title Certificate and hereby
certify I have issued this Certificate only on the basis of available
records of land in question.

Place : Ahmedabad.

Date : June 02, 2023.



Bharatbhai K. Suthar, Advocate

Enrolment No. G / 582 / 1994.

Note :- This Certificate is issued on the basis of Search Report
obtained from Sub - Registrar Office and This Certificate does not
contains units sold or agreed to sell by above said firm and bankers of
the such allottee members.

BHARAT K. SUTHAR

B.Com, LL.B., (Advocate)

F/401, Shreenath Avenue,

Opp. Vandemantram Township,

Nr. Vishwas City, New S.G. Road,

Chandlodaya Road, Gota, A'bad