

R.A.Thakkar

Phone: 02742-266053

Mobile :9825196053

B.A.LL.B

Advocate & Notary

e-mail :rathakkar2011@ gmail.com

**Office :26,Lower Ground Floor,
Cosy Tower, Opp. Joravar Palace,
PALANPUR-385 001(B.K.)**

NON -ENCUMBRANCE CERTIFICATE

Project name : "Maple Villa"

Promoters name : 1)Kapadi Ganeshbhai Ramchandbhai (30%). 2)Modh Shaileshbhai Kantilal (32%)3)Rameshbhai Becharbhai Patel 7.5 % 4)Kamalaben Rameshbhai Patel 7.5 %5)Arth Rameshbhai Patel7.5 % 6)Rim Rameshbhai Patel7.5 %7)Vishanubhai Maganbhai Patel (8%) Project location R/S No.1669 (old No.692) Agola Road, Palanpur Ta.Palanpur Dist: Banaskantha.

Project land area:13556-57 sqmeter

This is certify that Non-agriculture land bearing R/S No.1669(old No.692)1, 13556-57 sqmeter for residential purpose for construction namely "Maple Villa" on Agola Road, Palanpur Ta,Palanpur Dist: Banaskantha being developed by co-promoters 1)Kapadi Ganeshbhai Ramchandbhai (30%) 2)Modh Shaileshbhai Kantilal (32%) 3)Rameshbhai Becharbhai Patel 7.5 % 4)Kamalaben Rameshbhai Patel 7.5 % 5)Arth Rameshbhai Patel 7.5 % 6)Rim Rameshbhai Patel 7.5 % 7)Vishanubhai Maganbhai Patel (8%).

I further state that project for constructed building for residential purpose namely "Maple Villa" on bearing R/S No. 1669(old No.692) project land area 1,43,68-00sqmeter situated at:"Maple Villa" on Agola Road, Palanpur Ta,Palanpur Dist: Banaskantha in ownership of Shri 1)Kapadi Ganeshbhai Ramchandbhai(30%) R/o.At.po.Madana(Gadh) Ta.Palanpur Ta,Palanpur Dist:Banaskantha.2)Modh Shaileshbhai Kantilal (32%)R/o.Becharpura,PalanpurTa,Palanpur Dist:Banaskantha. 3)Rameshbhai Becharbhai Patel 7.5 %4)Kamalaben Rameshbhai Patel7.5 % 5)Arth Rameshbhai Patel 7.5 % 6)Rim Rameshbhai Patel 7.5 % R/o.Deesa Highway, At.Jodanapura, Po.Chadotar, Ta.Palanpur Ta,Palanpur Dist:Banaskantha.7)Vishanubhai Maganbhai Patel (8%) R/o.Parth Society, Agola Road, Palanpur Ta.Palanpur Dist:Banaskantha Boundaries of the property as Under:

Boundary

North- Adjoining Palanpur towards Agola village Road

South- Adjoining R/S No.1672,1670,1668

East - Adjoining R/S No. 1668,1666

West - Adjoining Agriculture land of R/S No.1673.

I state that I have entrusted with the work of Investigation of title of the said land and that I have an experience of more than 10 (Ten) years in matters of investigation of title to the said land and properties and to advise in the matters relating thereof of project "Maple Villa"by co-promoteters 1)Kapadi Ganeshbhai Ramchandbhai (30%). 2)Modh Shaileshbhai Kantilal (32%)3)Rameshbhai Becharbhai Patel7.5 % 4)Kamalaben Rameshbhai Patel 7.5 % 5)Arth Rameshbhai Patel 7.5 % 6)Rim Rameshbhai Patel 7.5 % 7)Vishanubhai Maganbhai Patel (8%).

I specifically state there is no encumbrance certificate of any type including title right or financial charge of anybody over land and the title of the said land is clear marketable and free from encumbrances.

Palanpur.

Date:27/03/2023



(R.A.Thakkar)

Advocate & Notary

Sanad No.479/1986

Resi. : 52/A Dharati Township, Akesan Road Highway, PALANPUR- 385 001(B.K.)