



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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NON ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non Agricultural Land bearing Old Revenue Survey No. 2864 as per Resurvey New Revenue Survey No.103 admeasuring 9784 sq.mts. of Mouje Visnagar (Gramy) covered within the City Survey limit of City Survey Visnagar Ward No. 1 and City Survey No. 804 of Sheet No.44 given in lieu thereof and area thereof fixed to the extent of 9713 sq.mts. of Visnagar Taluka in Registration District of Mahesana and Sub-District of Visnagar more particularly described in the Schedule hereunder written belonging to **"PRAMUKH CREATION"**, a Partnership Firm of Ahmedabad having its office at : 804, Sheet No.2, Nr.Railway Crossing, Visnagar, Mahesana.

THIS IS TO CERTIFY THAT M/s. **"PRAMUKH CREATION"**, a Partnership Firm of Ahmedabad having its office at : 804, Sheet No.2, Nr.Railway Crossing, Visnagar, Mahesana (hereinafter called the "Promoter") is owned and possessed the Non Agricultural Land bearing Old Revenue Survey No. 2864 as per Resurvey New Revenue Survey No.103 admeasuring 9784 sq.mts. of Mouje Visnagar (Gramy) covered within the City Survey limit of City Survey Visnagar Ward No. 1 and City Survey No. 804 of Sheet No.44 given in lieu thereof and area thereof fixed to the extent of 9713 sq.mts. of Visnagar Taluka in Registration District of Mahesana and Sub-District of Visnagar more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"** and I had given Title Certificate with Search Report on Title of the said land on 15/09/2021.

Further said Promoter started to construct project namely **"PRAMUKH BUSINESS TRADE CENTER"** on the said Project land and same will be register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.



(2)

That after taking necessary searches of the Revenue Records maintained by the Talati, Mouje Visnagar (Gramy) and City Survey Visnagar, and District Registrar of Mahesana and Sub-Registrar of Visnagar for the last more than 33 years viz. 1986 to 15/09/2021 (the registration records of the year 1986 to 2007 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it can not be inspected properly and its search properly is not available through my search clerk, while computerized search of 2008 to 2021 is not well maintained/ prepared by State Government and hence may be some error therein) and relying on Usual Declaration made on oath by said promoter on 15/09/2021 before Notary Public of Mahesana, I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non Agricultural Land bearing Old Revenue Survey No. 2864 as per Resurvey New Revenue Survey No.103 admeasuring 9784 sq.mts. of Mouje Visnagar (Gramy) covered within the City Survey limit of City Survey Visnagar Ward No. 1 and City Survey No. 804 of Sheet No.44 given in lieu thereof and area thereof fixed to the extent of 9713 sq.mts. of Visnagar Taluka in Registration District of Mahesana and Sub-District of Visnagar and same is bounded as follows ;

On or towards the North : By Road

On or towards the South : By Railway

On or towards the East : By City Survey No. 805

On or towards the West : By City Survey No. 803

PLACE : AHMEDABAD

DATE : 15/09/2021



For, VIJAY Y. CHAUGULE & CO.

[Signature]
ADVOCATE