



BHARATBHAI K. SUTHAR

(Advocate)

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

NON - ENCUMBRANCE CERTIFICATE

M/s.KKP BUILDCON, a Partnership Firm

12, Second Floor, Surya Complex,
Nayug Colony, Near Bhulabhaipark
Cross Road, Geeta Mandir Road,
Ahmedabad.

This is to certify that the scheme of Commercial units known as " **ARCUS HEXA** " situated non-agricultural land bearing Sub-plot No.5 having plot area admeasuring 840.31 Sq. Mtrs (together with undivided land in common road, common plot out of total land of the society) having deduction of land admeasuring 141.17 sq.mtrs. in road widening and after that remaining land admeasuring 699.14 sq.mtrs. in the Society known as "Shantisadan Co-Operative Housing Society Ltd." Situated on non agricultural land bearing Final Plot No. 708, 709, 710 of Town Planning Scheme No. 3, Situated at Mouje : Chhadavad, Taluka : Sabarmati in the Registration District Ahmedabad and Sub-District Ahmedabad - 3 (Memnagar) and further it is developed by **M/s.KKP BUILDCON, a Partnership Firm.**

Pursuant of scrutiny of records of said land we have not found of any charge created on said land by **M/s.KKP 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.



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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.

We further state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 (TEN) years in matters of investigation of title to the land and properties and to advise in the matters relating thereto.

Place : Ahmedabad.

Date : July 07, 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,
Chandlodoya Road, Gota, A'bad

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Nayug Colony, Near Bhulabhaipark
Cross Road, Geeta Mandir Road,
Ahmedabad.



This is to certify that the scheme of Commercial units known as "**ARCUS HEXA**" situated non- agricultural land bearing Sub-Plot No. 5 (Final Plot No. 708/5) admeasuring 840.31 sq.mtrs. situated in Shantisadan Co-Op. Hou. Soc. Ltd. situated on the land bearing Final Plot No. 708, 709 & 710 of Town Planning Scheme No. 3 at Mouje – Chhadavad, Taluka – Sabarmati in the Registration District of Ahmedabad & Sub District- Ahmedabad -3 (Memnagar) in the State of Gujarat in the State of Gujarat and further it is developed by **M/s.KKP BUILDCON, a Partnership Firm.**

Pursuant of scrutiny of records of said land we have not found of any charge created on said land by **M/s.KKP 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.

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We further state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 (TEN) years in matters of investigation of title to the land and properties and to advise in the matters relating thereto.

Place : Ahmedabad.

Date : May 18, 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.

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