

ALKESH GANDHI
B.Com. LL.B.
Advocate



Off. : Gandhi House,
79, Narmad Nagar Society,
Near Aadarsh Bhavan Hall,
Athwalines, Surat.
Mo. 93747-13142.

NO ENCUMBRANCE CERTIFICATE

I have checked detailed about the land with its record from year- 1993 to 2023 and take search wide Rasid No. 202301800007993, Dt. 04-02-2023 and Rasid No. 202301800007995, Dt. 04-02-2023 and Rasid No. 202301800007994, Dt. 04-02-2023 in Surat City -1 (Athwa) Sub-Registrar Office and Rasid No. 202332200000332, Dt. 07-02-2023 in Surat City -8 (Rander) Sub-Registrar Office. That in that search report I have found a registered Agreement to Sale have been executed by Newton Construction Pvt. Ltd. in favour of (1) Ilyaas Taherbhai Railwaywala and (2) Nikunj Rajesh Poddar vide registration no. 21060/2022 dated 01-10-2022. That such an agreement to sale is only for F.P. No. 4 of T.P.S. No. 6 (Piplod) admeasuring 2488-00 sq. mt. That I here by certify that except the above mentioned agreement to sale the Title of the land **Sub Plot No. 1, admeasuring 3625-16 sq. mt. of land R. S. No. 76/1, T. P. Scheme No. 6 (Piplod), Final Plot No. 4, admeasuring 2488-00 sq. mt. AND R. S. No. 77 and 78/A/ Paiki 2, T. P. Scheme No. 6 (Piplod), Final Plot No. 1 paiki S.No. 77 as per amalgamation F.P. No. 1/C paiki Plot No.1, admeasuring 1220-57 sq. mt. and Plot No. 2, admeasuring 1220-57 sq. mt. and Plot No. 3, admeasuring 1220-57 sq. mt. and S.No. 78/A/Paiki 2, as per amalgamation F.P.No. 1/c paiki Plot No.4, admeasuring 1220-57 sq. mt. and Plot No.5, admeasuring 1220-57 sq. mt. and Plot No.6, admeasuring 1220-57 sq. mt. and Plot No.7, admeasuring 1220-57 sq. mt. of Village Piplod, Sub. Dist. Majura (Surat City), District Surat is clear & marketable, there is no litigation & till date. Which are detailed in schdule.**





((2))

SCHEDULE OF THE SAID PROJECT

All the piece and parcel of ownership of **NEWTON CONSTRUCTION PVT. LTD.** projet "**AASHIRWAD RIVER HOME-1**", comprising of building having 2 Basement + Ground Floor + 19 Floors structure for the respective flats, according to sanctioned plans and respective top terrace, parking spaces, marginal spaces, lift rooms, passages etc. of the building without podium in the layout of the land bearing **Sub Plot No. 1**, admeasuring **3625-16 sq. mt.** of land **R. S. No. 76/1, T. P. Scheme No. 6 (Piplod)**, **Final Plot No. 4**, admeasuring **2488-00 sq. mt.** AND **R. S. No. 77 and 78/A/ Paiki 2, T. P. Scheme No. 6 (Piplod)**, **Final Plot No. 1 paiki S.No. 77** as per amalgamation **F.P. No. 1/C paiki Plot No.1**, admeasuring **1220-57 sq. mt.** and **Plot No. 2**, admeasuring **1220-57 sq. mt.** and **Plot No. 3**, admeasuring **1220-57 sq. mt.** and **S.No. 78/A/ Paiki 2**, as per amalgamation **F.P.No. 1/c paiki Plot No.4**, admeasuring **1220-57 sq. mt.** and **Plot No.5**, admeasuring **1220-57 sq. mt.** and **Plot No.6**, admeasuring **1220-57 sq. mt.** and **Plot No.7**, admeasuring **1220-57 sq. mt.** of Village **Piplod**, Sub. Dist. Majura (Surat City), District Surat sanctioned by **SURAT MUNICIPAL CORPORATION Dt. 04-06-2022** vide **Rajachitthi No. TDO/DP/No. 067**, Development permission and Situated at Village **Piplod**, Sub. Dist. Majura (Surat City), District Surat The said property does not bear any kind of litigation & encumbrance till date except what is mentioned above in this report.

Date : 08-02-2023

(Alkesh Gandhi)

(En. No. G/957/1990)

Advocate

