



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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NON ENCUMBRANCE CERTIFICATE

Re. : Freehold Non-Agricultural Land bearing Revenue Block No. 525+526+527 admeasuring 6175 sq.mts. and as per draft Town Planning Scheme No. 3 (Kudasan-Koba) the same is bears Final Plot No. 87 admeasuring 4940 sq.mts. of Mouje Kudasan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the schedule hereunder written..

THIS IS TO CERTIFY THAT M/s. PRARTHANA DEVELOPERS, a Partnership Firm of Gandhinagar having its office at : Kudasan (hereinafter called the "Promoter") is owned the Non-Agricultural Land bearing Revenue Block No. 525+526+527 admeasuring 6175 sq.mts. and as per draft Town Planning Scheme No. 3 (Kudasan-Koba) the same is bears Final Plot No. 87 admeasuring 4940 sq.mts. of Mouje Kudasan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter started to construct project namely "RADHE TIMES SQUARE" on the said Project land and same is register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.

That after taking necessary searches of the Revenue Records maintained by the Talati, Mouje Kudasan, and District Registrar and Sub-Registrar of Gandhinagar for the last more then 30 years viz. 1986 to 19/12/2019 and relying on Usual Declaration made on oath by promoter on 23/12/2019 before Notary Public of Gandhinagar, I have found that in the manner of title certificate issued by me on 27/02/2017 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 Freehold Non-Agricultural Land bearing Revenue Block No. 525+526+527 admeasuring 6175 sq.mts. and as per draft Town Planning Scheme No. 3 (Kudasan-Koba) the same is bears Final Plot No. 87 admeasuring 4940 sq.mts. of Mouje Kudasan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and as per the same is bounded as follows :

On or towards the North : By Road

On or towards the South : By Block No. 224 paiki

On or towards the East : By Block No. 224 paiki

On or towards the West : By Road

PLACE : AHMEDABAD

DATE : 23/12/2019



For, VIJAY Y. CHAUGULE & CO.

A handwritten signature in black ink, appearing to be "Vijay Y. Chaugule", written over the printed name and the word "ADVOCATE".

ADVOCATE