

## **NON ENCUMBRANCE CERTIFICATE**

**N.A.Land of**  
**Survey No. - 586/1**  
**Village- Vatva**

**TA.- VATVA, DIST.- AHMEDABAD**



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**Office**

430, 4th Floor, Vishala Suprim, Opp.  
Torrent Power, S.P. Ring Road, Nikol,  
Ahmedabad-382350.



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**RAKESH B. PRAJAPATI**

**Advocate & Notary**

Mobile : 98250 49434  
rprijapati.11@gmail.com

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**Office**

430, 4th Floor, Vishala Suprim, Opp.  
Torrent Power, S.P. Ring Road, Nikol,  
Ahmedabad-382350.

**RAKESH B. PRAJAPATI****Advocate & Notary**

Mobile : 98250 49434  
rprajapati.11@gmail.com

**Ref :****Date :****NON ENCUMBRANCE CERTIFICATE**

To,

**M/s. SHREE VIHOT DEVELOPERS**

JAGANNATH RESIDENCY,

Opp. OMKAR-II,

Narol-Aslali Highway,

Vatva, Ahmedabad



NON ENCUMBRANCE CERTIFICATE for the Non  
Agricultural Land bearing Final Plot No.-36  
(allotted in lieu of Survey No.- 586/1  
Admeasuring 2226 Sq.Mtrs.) admeasuring 1298  
Sq.Mtrs. of thereabouts of Draft Town Planning  
Scheme No. - 80 (Vatva-6), situate, lying and  
being at Mouje Vatva, Taluka - Vatva in the  
Registration District Sub District Ahmedabad-11  
(Aslali) belonging to a Partnership Firm namely

**M/s. SHREE VIHOT DEVELOPERS**

THIS IS TO CERTIFY THAT the residential & commercial scheme  
known as "JAGANNATH RESIDENCY" situated on Non Agricultural Land bearing  
Final Plot No.-36 (allotted in lieu of Survey No.- 586/1 Admeasuring 2226  
Sq.Mtrs.) admeasuring 1298 Sq.Mtrs. of thereabouts of Draft Town Planning  
Scheme No. - 80 (Vatva-6), situate, lying and being at Mouje Vatva, Taluka -  
Vatva in the Registration District Sub District Ahmedabad-11 (Aslali) is  
belonging to a partnership firm named, Shree Vihot Developers and also the  
land is developed by the above partnership firm being Promoter thereof.

Pursuant to the scrutiny of records of above said land, I have not found any  
charge on the said land except A U Small Finance Bank Ltd. and also the  
landowner/ developer has not borrowed loan facility / loan assistance from  
any bank or financial institution except A U Small Finance Bank Ltd. against  
charge on the said land and/or construction/project thereon, and thus the said  
land is having clear and marketable rights, titles and free from encumbrances.

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**Ref :****Date :**

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It is stated that I have an experience of more than 10 (ten) years in the investigation matter of title to the lands and properties and to advise in the matter relating thereto.

It is hereby stated that it is not a Title Clearance Certificate and further certify that I have examined titles of above mentioned land as per instructions and taken search available with the Sub-Registrar office concerned in respect of the said land for last 30 years with only available and legible revenue record as well as records of the Subregistrar of Survey No.- 586/1 (1) Office of the Subregistrar, Ahmedabad-5 (Narol) on dated 02/08/2019 by Receipt No. - 2019005020275 under application no. - 13558 for the period of 1994 to 2011) (2) Office of the Subregistrar, Ahmedabad-13 (City) on dated 30/07/2019 by Receipt No. - 2019313005477 under application no. - 3785 for the period of 2012 to 2019) (3) Office of the Subregistrar, Ahmedabad-11 (Aslali) on dated 02/08/2019 by Receipt No. - 2019311020345 under application no. - 10124 for the period of 2011 to 2019) (4) Office of the Subregistrar, Ahmedabad-11 (Aslali) on dated 05/12/2020 by Receipt No. - 2020311025338 under application no. - 11761 for the period of 2019 to 2020) for the land in question and also issued this Non-Encumbrance Certificate only on the basis of above.

This certificate is subject to Indenture of Mortgage (Serial No.12051, dated 27/11/2020) for Rs. 3,00,00,000/- (Rupees Three Crore Only) in favour of the A U Small Finance Bank Limited as per Sanction Letter No. 271020113328 dated /11/2020 which is please note.

Dated on this 10th December, 2020 at Ahmedabad



**(Rakesh B. Prajapati)**  
Advocate & Notary