

F. K. Lakhani Associates

Advocates

601, 6th Floor, Haveli Arcade, Above Radhe Sweets, Sector - 11, Gandhinagar - 382011
E-mail : fklakhani_associates@yahoo.in, Ph. 079 232 21627

..1..

NO ENCUMBRANCE CERTIFICATE

Date : 15/06/2020.

To,
Riddhi Infra Build Tech LLP,
Office No.109, First Floor,
above Radhe Sweets, Haveli Arcade,
Sector No.11, Gandhinagar - 382011
Gujarat.

Dear Sir,

RE: No Encumbrance Certificate for the N.A. Land for Commercial Purpose bearing (1) **Block/Survey No.466 (Old SurveyNo.303/3)** admeasuring 895 Sq.Mtrs. which comprised in Draft Town Planning Scheme No.3 (Kudasan-Koba) and allotted Final Plot No.37 admeasuring 582 Sq.Mtrs. and (2) **Block/Survey No.525+526+527** admeasuring 6175 Sq.Mtrs. which comprised in Draft Town Planning Scheme No.3 (Kudasan-Koba) and allotted Final Plot Nos. 87/1 and 87/2 paiki Final Plot N.87/2 admeasuring 975 Sq.Mtrs. total admeasuring 1557 Sq.Mtrs. N.A. land and Commercial scheme being constructed thereon which is known as "**YASH EMPIRE**" Situated at **Mouje: KUDASAN**, Taluka: Gandhinagar in the Registration District and Sub-District of Gandhinagar - Gujarat belonging to **M/S. RIDDHI INFRA BUILD TECH LLP, A PARTNERSHIP FIRM.**



F. K. Lakhani Associates

Advocates

601, 6th Floor, Haveli Arcade, Above Radhe Sweets, Sector - 11, Gandhinagar - 382011
E-mail : fklakhani_associates@yahoo.in, Ph. 079 232 21627

..2..

Pursuant to your instructions, we hereby certify on the basis of search taken at the office of The Sub Registrar, Gandhinagar **from the year 1991 TO 2020** that the above party have not created any charge or encumbrance over the said property and the same is free from all encumbrances and the same are clear and marketable and the said property is more particularly described in the SCHEDULE hereunder written and the same are belonging to **M/S. RIDDHI INFRA BUILD TECH LLP, A PARTNERSHIP FIRM.**

SCHEDULE
(Description of the property)

All that piece and parcel of the property situated at **Mouje: KUDASAN**, Taluka: Gandhinagar in the registration Sub-District and District of Gandhinagar – Gujarat bearing **(1) Block/Survey No.466 (Old SurveyNo.303/3)** admeasuring 895 Sq.Mtrs. which comprised in Draft Town Planning Scheme No.3 (Kudasan-Koba) and allotted Final Plot No.37 admeasuring 582 Sq.Mtrs. and **(2) Block/Survey No.525+526+527** admeasuring 6175 Sq.Mtrs. which comprised in Draft Town Planning Scheme No.3 (Kudasan-Koba) and allotted Final Plot Nos. 87/1 and 87/2 paiki Final Plot N.87/2 admeasuring 975 Sq.Mtrs. total admeasuring 1557 Sq.Mtrs. N.A. land and Commercial scheme being constructed thereon which is known as **“YASH EMPIRE”** and Bounded as follows:-



F. K. Lakhani Associates

Advocates

601, 6th Floor, Haveli Arcade, Above Radhe Sweets, Sector - 11, Gandhinagar - 382011
E-mail : fklakhani_associates@yahoo.in, Ph. 079 232 21627

..3..

BOUNDARY OF BLOCK/SURVEY NO.466 :-

EAST : 12.00 Mtrs. Road and Gandhinagar – Koba Highway
WEST : Final Plot No.(76+77/1)1
NORTH : Final Plot No.207
SOUTH : Final Plot No.87/2

BOUNDARY OF BLOCK/SURVEY NO.525+526+527 :-

EAST : 12.00 Mtrs. Road and Gandhinagar – Koba Highway
WEST : Final Plot No.(76+77/1)1
NORTH : Final Plot No.37
SOUTH : 12.00 Mtrs. Road

Disclaimer :-

1. This Certificate is issued on the basis of Computerized Search Report provided by The Sub-Registrar, Gandhinagar for this property on dated 15/06/2020 vide Money Receipt Nos.2020048019927, 2020048019911, 2020048019918 and 2020048019913.
2. While conducting search in the office of the Sub Registrar of Assurances, we have found that certain Index-II Books are torn while the entries are also not maintained up to date and are also not in good condition. Further, we have relied on computer report provided by The Sub Registrar assuming to be correct, we shall not be



F. K. Lakhani Associates

Advocates

601, 6th Floor, Haveli Arcade, Above Radhe Sweets, Sector - 11, Gandhinagar - 382011
E-mail : fklakhani_associates@yahoo.in, Ph. 079 232 21627

..4..

responsible for any error committed by the said office in the said Search Report. We have also relied on the land revenue record i.e. Village Form No.7/12 and mutation entries reflect transfers, intervener, inheritance tenancy rights and other diverse interests created in the said land. The Mutation Entries so far as the said land are concerned are only relevant extract and they depict the position of the said land.

PLACE : GANDHINAGAR
DATE : 15/06/2020

For F.K.LAKHANI - ASSOCIATES, ADVOCATES
Regd. No.G/440/1978, Bar Council of Gujarat.

