

Call : 98250 49434  
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# Rakesh B. Prajapati

## Advocate & Notary

|             |                                                                                                                    |
|-------------|--------------------------------------------------------------------------------------------------------------------|
| AD OFFICE   | 430, 4th Floor, Vishala Supreme, Opp. Torrent Power, S.P. Ring Road, Nikol, Ahmedabad-382350. Time : 11.00 to 5.00 |
| ANCH OFFICE | 3, Janpath Complex, Ila Soc. Opp. India Colony Bus Stop, Bapunagar, Ahmedabad-380024.                              |
| URT         | Opp. Sub Registrar Office, Bond Writer Shed, Old Collector Compound, Gheekanta, Ahmedabad-380001.                  |

- 4 JUN 2022

### NON ENCUMBRANCE CERTIFICATE

To,  
"P. Bhagirath Infra",  
A partnership firm,  
112, Bhagirath Icon,  
Narol, Ahmedabad.



**Sub : Non Encumbrance Certificate for the Non-Agricultural Land**  
bearing **Block No.235** (land of old Survey No.160/1, 160/2p, 277/2 and 278), total admeasuring 7993 Sq. Mtrs. Paiki West side 5970 Sq. Mtrs. merged into Gamtal Extension Zone and given final area of **3582 Sq. Mtrs.** (having City Survey No.NA235/P2 of Ward Laxmipura (Non-Agriculture) of Sheet No.NA99), situate, lying and being at Mouje Village **LAXMIPURA**, Taluka Vatva in the Registration District Ahmedabad and Sub District **AHMEDABAD-11 (ASLALI)** belonging to a partnership firm named, "**P. Bhagirath Infra**".

**THIS IS TO CERTIFY THAT** a scheme known as "**SATVA VILLA**" consisting of 31 (thirty one) residential units, is situated on the **Non-Agricultural Land** bearing **Block No.235** (land of old Survey No.160/1, 160/2p, 277/2 and 278), total admeasuring 7993 Sq. Mtrs. Paiki West side 5970 Sq. Mtrs. merged into Gamtal Extension Zone and given final area of **3582 Sq. Mtrs.** (having City Survey No.NA235/P2 of Ward Laxmipura (Non-Agriculture) of Sheet No.NA99), situate, lying and being at Mouje Village **LAXMIPURA**, Taluka Vatva in the Registration District Ahmedabad and Sub District **AHMEDABAD-11 (ASLALI)** is belonging to a partnership firm named, "**P. Bhagirath Infra**" and also the land is developed by the above partnership firm being Promoter thereof.

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

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

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

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|               |                                                                                                                    |
|---------------|--------------------------------------------------------------------------------------------------------------------|
| HEAD OFFICE   | 430, 4th Floor, Vishala Supreme, Opp. Torrent Power, S.P. Ring Road, Nikol, Ahmedabad-382350. Time : 11.00 to 5.00 |
| BRANCH OFFICE | 3, Janpath Complex, Ila Soc. Opp. India Colony Bus Stop, Bapunagar, Ahmedabad-380024.                              |
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- 4 JUN 2022

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It is stated that it is not a Title Clearance Certificate/Report and further certify that I have issued this Non-Encumbrance Certificate only on the basis of *available and legible* records of the Sub Registrar Office of (1) Ahmedabad-1 (City) on dated 14/02/2020 by Receipt No.2022002008998 under Application No.6966 (from 1992 to 1993), (2) Ahmedabad-5 (Narol) on dated 04/04/2022 by Receipt No.2022005010025 under Application No.5916 (from 1994 to 2011), (3) Ahmedabad-13 (City) on dated 04/04/2022 by Receipt No.2022313002304 under Application No.1120 (from 2012 to 2020) and (4) Ahmedabad-11 (Aslali) on dated 04/04/2022 by Receipt No.2022311011571 under Application No.4276 (from 2021 to 2022) for the land in question. This certificate is subject to sworn declaration of landowner/developer that it has not allotted any unit or not executed any agreement or writing for any unit of said project.

**Note:** I have also issued a Title Clearance Certificate and Search Report on title for the said land.

DATED on this 4<sup>TH</sup> day of JULY-2022 at AHMEDABAD.



*R B Prajapati*  
Mr. Rakesh B. Prajapati  
(Advocate & Notary)  
(Enrl.No.G/1244/2002)