



Kaushik G. Patel
ADVOCATE & NOTARY

12, Second Floor, JBR Arcade, Near R K Royal Hall,
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To,
"Parishram Projects Private Limited",
201-203, Second Floor, Maurya Arcade,
Near Sola Overbridge, Science City Road,
Sola, Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY that a company, "Parishram Projects Private Limited" having its office address at 201-203, Second Floor, Maurya Arcade, Near Sola Overbridge, Science City Road, Sola, Ahmedabad (hereinafter called "the Promoter") is owner and possessor of the Non-Agricultural land bearing Final Plot No.111, containing by admeasurements 1030 Sq. Mtrs. (allotted in lieu of Survey No.186/1, containing by total admeasurements 1716 Sq. Mtrs.) of T.P. Scheme No.56 (Sola-Gota-Ognaj) situate, lying and being at Mouje Sola, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola), more particularly described in the schedule hereunder written, hereinafter called "**the Project Land**".

Further the said Promoter has started constructing the Residential Project namely, "**THE VIVANTA**" on the above said project land.

I state that I am entrusted with the title investigation work of the said land and I have an experience of more than 10 (ten) years in investigation matters of title to the lands and properties and to advise in the matter relating thereto.

As per instructions, I have examined the titles of the afore referred land and have caused to be taken searches of available revenue and registration record for last 30 (thirty) years through my Search Clerk and believing the same to be true, correct and trustworthy, I have issued a Title Clearance Certificate With Report on 17/08/2020.

Kaushik G. Patel
(Advocate & Notary)

12, Second Floor, JBR Arcade, Science
City Road, Sola, Ahmedabad.

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In furtherance of the above said Title Clearance Certificate With Report and subject to stated therein, I hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance SUBJECT TO

- (1) Project loan financial charge of The Mehsana Urban Co Operative Bank Ltd., S.G. Highway Branch, Ahmedabad for Rs.4,00,00,000/- by Instrument Relating To Deposit of Title Deeds (Serial No.16479, dated 29/12/2020) and
- (2) Agreement for Sale, dated 31/12/2020 for (a) Flat No.103 in favour of Bhagyesh Jaydevbhai Chudgar (Serial No.16714), (b) Flat No.204 in favour of Devikaben Mahendrabhai Patel (Serial No.16717) and Flat No.602 in favour of Rupalben Samirbhai Patel (Serial No.16715).

SCHEDULE REFERRED TO ABOVE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural land bearing Final Plot No.111, containing by admeasurements 1030 Sq. Mtrs. (allotted in lieu of Survey No.186/1, containing by total admeasurements 1716 Sq. Mtrs.) of T.P. Scheme No.56 (Sola-Gota-Ognaj) situate, lying and being at Mouje Sola, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola).

Place : Ahmedabad.
Date : 05/01/2021



Kaushik G. Patel
(Advocate & Notary)
(Enrolment No.G-461/2005)