

NON-ENCUMBRANCE CERTIFICATE

MOUJE : BHUVALDI

Revenue Survey No. : 677

T.P. Scheme No. 120, F. P. No. 137

**DINESH B. PATEL
ADVOCATE**

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To,

ANKITA DEVELOPERS

A Partnership Firm, through it's partner,

Dineshkumar Balvantrai Kakadiya

NON - ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, ANKITA DEVELOPERS, A Partnership Firms having its office at 439-441, Vishala Supreme, Opp. Torrent Power Sub Station, S. P. Ring Road, Nikol, Ahmedabad. (hereinafter called the "**Promoter**") is owner and possessor of the Freehold Non Agricultural Land bearing Revenue Survey/Block No. 677 (Before Re-Survey known as Survey/Block No. 718) admeasuring 5710 sq.mts. (Included Pot Kharaba admeasuring 405 sq.mts.) (which was included in Draft Town Planning Scheme No. 120 and allotted Final Plot No. 137 admeasuring 3426 sq.mts.), situate, lying and being at Mouje Bhuvaldi of Dascroi Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol). and more particularly described in the schedule hereunder written hereinafter called the "**PROJECT LAND**"

Further said promoter has commenced with the Industrial project namely "**VISHALA INDUSTRIAL PARK**" on the said project land.

As per instruction, we have examined the titles of the abovereferred land and have caused to be taken searches of available revenue and registration record for the last more than 30 years from now viz. 1990 to 19.06.2021 through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate and Title Report dated 23rd June, 2021.



In furtherance of said Title Certificate cum Report dated 23rd June, 2021 and subject to what is stated therein and based on the information provided by Ankita Developers, A Partnership Firm, we hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is free from any encumbrance.

SCHEDULE
(Description of the Project Land)

All That piece or parcel of Freehold Non Agricultural Land bearing Revenue Survey/Block No. 677 (Before Re-Survey known as Survey/Block No. 718) admeasuring 5710 sq.mts. (Included Pot Kharaba admeasuring 405 sq.mts.) (which was included in Draft Town Planning Scheme No. 120 and allotted Final Plot No. 137 admeasuring 3426 sq.mts.), situate, lying and being at Mouje Bhuvaldi of Dascroi Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol).

PLACE : AHMEDABAD
DATE : 23/06/2021



DINESH B. PATEL
ADVOCATE