

NON-ENCUMBRANCE CERTIFICATE

MOUJE : HANSPURA

Revenue Survey No. : 78/B/1

T.P. Scheme No. 121, F. P. No. 116/2/1

Sub Plot No.1

**DINESH B. PATEL
ADVOCATE**

**Office : 404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle,
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

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Mobile No. : +91 98790 57290

To,
HAREKRUSHNA DEVELOPERS,
A Partnership Firm

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, HAREKRUSHNA DEVELOPERS, A Partnership Firm having its office at Keshar Hills & Plaza, Opp. 108 Call Centre, Naroda-Hanspura Road, Hanspura, Ahmedabad, (hereinafter called the **"Promoter"**) is owners and possessors of the Freehold Multipurpose Use Non Agricultural Land bearing Revenue Survey/Block No. 78/B/1 land admeasuring 10118 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 116/2/1 out of which southern side land admeasuring 6070.51 square meters [as per the plan approved by the A.M.C., Sub Plot No. 1 total land admeasuring 6070.51 square meters (Net land admeasuring 5668.40 square meters and Internal Road admeasuring 402.11 square meters)] situated at Mouje - Hanspura, Taluka - Asarwa, in the Registration District of Ahmedabad, and Sub District of Ahmedabad – 06 (Naroda) and more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**

Further said promoter has Completed the Residential Cum Commercial project namely **"KESHAR HILLS AND PLAZA"** on the said project land.

Earlier, I had investigated the titles of the abovereferred land and I have issued Title Certificate, Title Report and Non Encumbrance Certificate dated 18th December, 2019,



Thereafter at present, as per the request and requirement of owner of the aforesaid subject land namely HAREKRUSHNA DEVELOPERS, A Partnership Firm, I have caused to be taken searches of available registration record through our search clerk and believing the same to be true, correct and trustworthy; we hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is free from any encumbrance except subject to....

1. Allotment/Agreement for sale/Sale Deed for units of the said project namely "KESHAR HILLS AND PLAZA".

SCHEDULE**(Description of the Project Land)**

All That piece or parcel of Freehold Multipurpose Use Non Agricultural Land bearing Revenue Survey/Block No. 78/B/1 land admeasuring 10118 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 116/2/1 out of which southern side land admeasuring 6070.51 square meters [as per the plan approved by the A.M.C., Sub Plot No. 1 total land admeasuring 6070.51 square meters (Net land admeasuring 5668.40 square meters and Internal Road admeasuring 402.11 square meters)] situated at Mouje - Hanspura, Taluka - Asarwa, in the Registration District of Ahmedabad, and Sub District of Ahmedabad – 06 (Naroda).

PLACE : AHMEDABAD

DATE : 19/12/2022

**DINESH B. PATEL****ADVOCATE**