



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO. **ADVOCATE**

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NON ENCUMBRANCE CERTIFICATE

Re. : In the matter of Freehold Non-Agricultural Multipurpose Use Land bearing (A) Final Plot No. 145/3 admeasuring 726 sq. mtrs. PAIKI admeasuring 358.28 sq.mts. (southern side) of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6101 was allotted in lieu of Final Plot No. 145/3 PAIKI admeasuring 358 sq.mts.) (B) Final Plots No. 145/4 admeasuring 721 sq. mts. of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6102, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6111 admeasuring 383.69, 33.75, 50.70, 41.25, 14.355, 16.50, 12.25, 13.00, 20.50, 25.74 sq. mts. total admeasuring 611.735 sq.mts. was allotted in lieu of Final Plot No. 145/4) and as per approved plan of AMC the total area is 942.28 sq.mtrs. and after deduct an area going in road line to the extent of 91 sq.mtrs. the net plot area is 851.28 sq.mtrs. of Mouje Rajpur-Hirpur of Maninagar Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 7 (Odhav) more particularly described in the Schedule hereunder written belonging to **EMPIRE INFRACON**, a Partnership Firm of Ahmedabad having its Reg. office at : 3, Keshar Residency, Nr. Pruthvi Hotel, L.G. Counter, Maninagar, Ahmedabad.

THIS IS TO CERTIFY THAT EMPIRE INFRACON, a Partnership Firm of Ahmedabad having its Reg. office at : 3, Keshar Residency, Nr. Pruthvi Hotel, L.G. Counter, Maninagar, Ahmedabad (hereinafter called the "Promoter") is owned and possessed all that piece or parcel of Freehold Non-Agricultural Multipurpose Use Land bearing (A) Final Plot No. 145/3 admeasuring 726 sq. mtrs. PAIKI admeasuring 358.28



(2)

sq.mts. (southern side) of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6101 was allotted in lieu of Final Plot No. 145/3 PAIKI admeasuring 358 sq.mts.) (B) Final Plots No. 145/4 admeasuring 721 sq. mts. of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6102, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6111 admeasuring 383.69, 33.75, 50.70, 41.25, 14.355, 16.50, 12.25, 13.00, 20.50, 25.74 sq. mts. total admeasuring 611.735 sq.mts. was allotted in lieu of Final Plot No. 145/4) and as per approved plan of AMC the total area is 942.28 sq.mtrs. and after deduct an area going in road line to the extent of 91 sq.mtrs. the net plot area is 851.28 sq.mtrs. of Mouje Rajpur-Hirpur of Maninagar Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 7 (Odhav) more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter intent to implement project will be known as "EMPIRE CREST" on the said Project land and same will be register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.

That after taking necessary searches of the Revenue Records maintained by the Talati, Mouje Rajpur-Hirpur and City Survey Ahmedabad-3 Ward Maninagar TP-4 , and District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad - 7 (Odhav) for the last more then 30 years viz. 1986 to 16/11/2019 (the registration records





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(3)

of the year 1986 to 1994 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it cannot be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 25 years (1994 to 2019) is not well maintained/ prepared by State Government and hence may be some error therein) is not well maintained/prepared by State Government and hence may be some error therein) and relying on Usual Declaration made on oath by promoter on 28/11/2019 before Notary Public of Ahmedabad, I have found that in the manner of detailed search report on title issued by me on 28/11/2019 there is no other charge or encumbrance of whatsoever nature on the said Project Land.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Multipurpose Use Land bearing (A) Final Plot No. 145/3 admeasuring 726 sq. mtrs. PAIKI admeasuring 358.28 sq.mts. (southern side) of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6101 was allotted in lieu of Final Plot No. 145/3 PAIKI admeasuring 358 sq.mts.) (B) Final Plots No. 145/4 admeasuring 721 sq. mts. of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6102, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6111 admeasuring 383.69, 33.75, 50.70, 41.25, 14.355, 16.50, 12.25, 13.00, 20.50, 25.74 sq. mts. total admeasuring 611.735 sq.mts. was allotted in lieu of Final Plot No.



(4)

145/4) and as per approved plan of AMC the total area is 942.28 sq.mtrs. and after deduct an area going in road line to the extent of 91 sq.mtrs. the net plot area is 851.28 sq.mtrs. of Mouje Rajpur-Hirpur of Maninagar Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 7 (Odhav) and the same is bounded as follows :

On or towards the North : By Sub Plot No. 3/B
On or towards the South : By T.P. Road
On or towards the East : By T.P. Road
On or towards the West : By F.P. No. 144/2

PLACE : AHMEDABAD

DATE : 28/11/2019



For, VIJAY Y. CHAUGULE & CO.

[Signature]
ADVOCATE