

Sanjiv P. Shah

Advocate

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NON – ENCUMBRANCE CERTIFICATE

DATE : 17-10-2020

WHOMSOEVER IT MAY CONCERN

Sir

Re : Certificate in respect to the N.A. Land admeasuring 4978 sq. meters bearing old survey No. 166 bearing F.P. No. 88 of T.P. scheme No. 128 at Mouje Vatva, Taluka. Vatva, (Ahmedabad East) in the registration of District Sub District Ahmedabad belong to Orange Infra a Partnership Firm.

Pursuant to your instructions, I have already investigated title to the N.A. Land which is more particularly described in the schedule hereunder written and I submit my report on title as under :

I have already submitted Title Certificate regarding land bearing survey No. 166 bering Final Plot No. 88 of T.P. Scheme no 128 for the Non - Agricultural land on Dt. 17-10-2020 and copy of the certificate dated 17-10-2020 is hereby submitted.

I have already taken further necessary search on 10-01-2020, 29-07-2020 & 16-10-2020 at sub Registrar office at Ahmedabad for the period of since 1994. And from the relavant paper produced before me and also from the search of the revenue records for last 60 years.

I have also given Public Notice in daily well known newspaper Divya Bhaskar on 11-01-2020 for inviting objection but I have not received any oral or documentary objection from any body pertaining the said land.

During my search I have not found any charge or encumbrances over the said land bearing old survey No. 166 bearing F.P. No.88 of T.P.scheme No. 128 at Mouje Vatva, Taluka. Vatva, (Ahmedabad East) in the registration of District Sub District Ahmedabad purchased by Orange Infra a Partnership Firm.

SANJIV P. SHAH, ADVOCATE

S. No. G/496/1982, GUJARAT HIGH COURT

Further it appears that Orange Infra is constructing Residential Flats & Shops over the said land as per Raja Chitthi Number – 03841/240720/A3689/R0/M1 for Block A, B & C and Raja Chitthi Number – 03842/240720/A3690/R0/M1 for Block D from Ahmedabad Municipal Corporation which is named as "**Paarijat Vishwas**".

I hereby declare that :

- (1) A certificate issued in form implies that there are no registered transactions / liabilities pertaining to the property for a specific time period.**
- (2) I have issue my opinion on basis of Govt. Sub. Registrar search Record, Ahmedabad & I have not found any encumbrance & hence the land is clear, marketable & free from all encumbrances.**

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of freehold non agricultural land admeasuring 4978 sq.mtr. as per Final Plot No. 88 of T.P. Scheme No. 128 bearing old survey No. 166 at Mouje Vatva, Taluka Ahmedabad (East) in the registration of District Sub-District Ahmedabad-11 (Aslali).

Boundaries of which are as follows :

East : Cart Raod
West : Survey No. 167
North : Survey No. 165/2
South : Survey No. 178

I hope that you will find everything in order.

Date :

Place : Ahmedabad.

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S. No. G/496/1982, GUJARAT HIGH COURT

Sanjiv P. Shah (Advocate)