

Ref. No.6117

NON-ENCUMBRANCE CERTIFICATE

This is to certify that, Non-Agricultural land bearing **Final Plot No.134** (allotted in lieu of Block No.35, containing by total admeasurements 18211 Sq. Mtrs.) containing by total admeasurements 10927 Sq. Mtrs. (Net Plot Area 10879.41 Sq. Mtrs. and area not in possession is 47.59 Sq. Mtrs.) of Town Planning Scheme No.65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip), situate, lying and being at Moje Jagatpur, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) is owned and possessed by a partnership firm "**Dharti Infracon**".

We further state that, the Residential and Commercial project known as "**DHARTI SKYLINE**" is being developed on the Non-Agricultural land bearing **Final Plot No.134** (allotted in lieu of Block No.35, containing by total admeasurements 18211 Sq. Mtrs.) containing by total admeasurements 10927 Sq. Mtrs. (Net Plot Area 10879.41 Sq. Mtrs. and area not in possession is 47.59 Sq. Mtrs.) of Town Planning Scheme No.65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip), situate, lying and being at Moje Jagatpur, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) by a partnership firm "**Dharti Infracon**".

We state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 (TEN) years in matters of investigation of title to the land and properties and to advise in the matters relating thereto.

We specifically state that there is no encumbrance of any type including titles, rights or financial charge of anybody over the said land and that, titles of the said land are clear and marketable and free from encumbrance subject to:

- (1) Charge of the DCB Bank Limited for Rs.60,00,00,000/- (Rupees Sixty Crores Only) as per Indenture of Mortgage (Serial No.26926, dated 21/12/2022).
- (2) Allotment or Agreement for Sale (without possession) or Sale Deed for units of the project, if any.

DATED THIS 10TH DAY OF JANUARY, 2023.



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(Sharad N. Darji)

Advocate