

Ref. No. :

Date :26 / 05 / 2021

To,
M/s. Utsav Developers
Ahmedabad



NON-ENCUMBRANCE CERTIFICATE



Re.:- Multipurpose use Non Agriculture use land bearing Final Plot No. 466 admeasuring about 3037 sq. mtrs. (allotted in lieu of Land admeasuring : 5061 Sq. Mtrs. forming part of Survey No. 217/3 totally admeasuring about : 5159 Sq. Mtrs.) of Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) alongwith the projection of proposed scheme of Residential cum Commercial Units named as **"UTSAV AALAYAM"** in/upon the aforesaid land belonging to **M/S. UTSAV DEVELOPERS**, a Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper "Gujarat Samachar" & "Sandesh" dtd.21.02.2020 in the name of Previous Owner, regarding the title clearance of Multipurpose use Non Agriculture use land bearing Final Plot No. 466 admeasuring about 3037 sq. mtrs. (allotted in lieu of Land admeasuring : 5061 Sq. Mtrs. forming part of Survey No. 217/3 totally admeasuring about : 5159 Sq. Mtrs.) of Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) alongwith the projection of proposed scheme of Residential cum Commercial Units named as **"UTSAV AALAYAM"** in/upon the aforesaid land belonging to **M/S. UTSAV DEVELOPERS**, a Partnership Firm being the absolute Owner-Occupier. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1990 to 2020 (2021 – running). I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from all kind of charges, encumbrances and dues.

DATED THIS 26th DAY OF MAY, 2021



Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.