

Ref. No. 6805/2023

NON ENCUMBRANCE CERTIFICATE

This is to certify that, Non-Agricultural Land bearing City Survey No. NA504/3/2P2, containing by admeasurements 2862 Sq. Mtrs. having Final Plot No.213 (allotted in lieu of Survey No. 504/3/2, containing by total admeasurements 4770 Sq. Mtrs.), containing by total admeasurements 2862 Sq. Mtrs. of Town Planning Scheme No. 409/B (Zundal), situate, lying and being at Moje Zundal, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar is owned and possessed by “Avenue Realty” a Partnership Firm.

We further state that, a Residential and Commercial project known as “VIVAAN AURA” is being developed on the said Non-Agricultural Land bearing City Survey No. NA504/3/2P2, containing by admeasurements 2862 Sq. Mtrs. having Final Plot No. 213, containing by total admeasurements 2862 Sq. Mtrs. (allotted in lieu of Survey No. 504/3/2, containing by total admeasurements 4770 Sq. Mtrs.) of Town Planning Scheme No. 409/B (Zundal), situate, lying and being at Moje Zundal, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar by “Avenue Realty” a Partnership Firm.

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 years in matters of investigation of title to the lands and properties and to advise in the matters relating thereto.

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

DATED THIS 17TH DAY OF APRIL, 2023.



.....
(Sharad N. Darji)

Advocate