

Ref No.

Date:

File No. : 847/2022

To,

Vashikaa Infra Developers

A Partnership Firm

Having registered office at: 2, Vashikaa Aahan,

Nr. Shagun-108, S. P. Ring Road,

Zundal, Gandhinagar-382421

Through its Authorized Partner

Mr. Dixit Ghanshyambhai Patel



NON ENCUMBRANCE CERTIFICATE

This is to notify that the scheduled property is clear marketable and free from all encumbrances subject to:-

1. Usual Declaration cum Indemnity Bond on title made by Vashikaa Infra Developers, a Partnership Firm through its authorized partner Dixit Ghanshyambhai Patel and note of caution and disclaimer written hereunder.
2. Verification of all original documents.
3. Provisions of Draft Town Planning Scheme No. 76/B (Chandkheda) and variations, if any and use of land as per zone of AMC.
4. Rules and Regulations of The Real Estate (Regulation & Development) Act, 2016 and The Gujarat Real Estate (Regulation & Development) (General) Rules, 2017 and amendments made thereof, if any.
5. Fulfilment of terms and conditions laid down in N.A. Use permission and Approved Plans and revisions made thereof, if any.
6. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

ALL THAT piece or parcel of the Non-agricultural land for Multipurpose use bearing Final Plot No.58+59 admeasuring 2610 sq.mtrs. of Draft Town Planning Scheme No. 76/B (Chandkheda) comprised of Survey No. 42/2 admeasuring 4148 sq.mtrs. and Survey No. 42/3 admeasuring 202 sq.mtrs., total land admeasuring 4350 sq.mtrs., together with proposed construction standing thereon, which is known as "VASHIKAA PARAM" situate, lying and being at Mouje Chandkheda,

Ref No.

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Taluka Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad-2 (Vadaj), belonging to **M/s. Vashikaa Infra Developers** a Partnership Firm, which is bounded with four boundaries as under:-

Detail of four boundaries of Final Plot No. 58+59 are as follows (as per sale deed):-

Toward East : 30 mtrs. Wide T.P. Road
Toward West : Land of Final plot No. 400 (Reservation)
Toward North : Land of Final plot No. 57
Toward South : Land of Final plot No. 55

Note of caution and disclaimer:-

- This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover the registration record of the year 1990 to 2006 of sub-registrar office is destroyed/torn out, hence it cannot be inspected and its search is not available and search for the period of 2007 to dated 25/11/2022 is given by the office of sub registrar through computerized search report with condition that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and based on that, the above certificate is issued for its personal use.
- Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas.
- This certificate is restricted only to the ownership rights to the said land based upon the revenue records and does not address any other issue and i have not commented on the statutory, user, development and environmental permissions required for the development on the said land, not undertaken any on-site verification of the said land, not carried out verification of any court proceeding before any court/forum/authority, not verified any acquisition/reservation by any Government/semi-government authorities other than that mentioned in the revenue record and therefore, disclaim any responsibility with regard to details relating to such aspects.
- Please ascertain that the rights of Third party such as booking, allotment, transfer, charges, lien, and encumbrances created if any is protected.

• DATED THIS 28th DAY OF FEBRUARY, 2023



VINOD C. DARJI
ADVOCATE
28/2/2023