



**VIJAY CHAUGULE**  
Advocate

# **VIJAY Y. CHAUGULE & CO.** **ADVOCATE**

425-428, Fourth Floor, Devnandan Mall,  
Opp. Sanyas Ashram, Nr. M.J. Library,  
Ellisbridge, Ahmedabad 380 006  
Tele. : 079-3511 2667, (O) : 87806 48943  
Mob. : 989850 5683  
Email : chaugule\_vijay@yahoo.co.in

## **NON ENCUMBRANCE CERTIFICATE**

**Re. :** Investigation of title to the Non-Agricultural Land bearing Survey No. 201 admeasuring 15758 sq.mts. PAIKI 5089 Sq.mts. covered within the limit of Town Planning Scheme No. 409/A (Khoraj-Tragad) and Final Plot No. 158 admeasuring 3053 sq.mts. was given in lieu thereof of Mouje Tragad of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) more particularly described in the Schedule hereunder written belonging to **"UMIYA INFRASTRUCTURE"**, a partnership firm of Ahmedabad having its office at : 415, Palladium Business Hub, Opp. 4D Square Mall, Nr. Engineering College, Visat-Gandhinagar Highway, Motera, Ahmedabad-380005.

**THIS IS TO CERTIFY THAT "UMIYA INFRASTRUCTURE"**, a partnership firm of Ahmedabad having its office at : 415, Palladium Business Hub, Opp. 4D Square Mall, Nr. Engineering College, Visat-Gandhinagar Highway, Motera, Ahmedabad (hereinafter called the "Promoter") is owned and possessed Non-Agricultural Land bearing Survey No. 201 admeasuring 15758 sq.mts. PAIKI 5089 Sq.mts. covered within the limit of Town Planning Scheme No. 409/A (Khoraj-Tragad) and Final Plot No. 158 admeasuring 3053 sq.mts. was given in lieu thereof of Mouje Tragad of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter intent to implement project will be known as **"AATISHAY-100"** on the said Project land and same will be register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.



That after taking necessary searches of the Revenue Records maintained the Mamlatdar Ahmedabad Taluka at Ghatlodia and that of the Talati Mouje Tragad and from the search of the records being maintained by the District Registrar of Ahmedabad-1 (City) from 1987 to 1994 and Sub Registrar of Ahmedabad-2 (Vadaj) from 1994 to 2011, Sub Registrar of Ahmedabad-13 (City Taluka) from 2011 to 2019 and Sub Registrar of Ahmedabad-8 (Sola) from 2011 to 2021 i.e. for the last more then 30 years viz. 1987 to 05/03/2021(the registration records of the year 1986 to 1994 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it cannot be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 26 years (1987 to 2021) is not well maintained/prepared by State Government and hence may be some error therein) and relying on Usual Declaration made on oath by promoter on 05/03/2021 before Notary Public of Ahmedabad, I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land and title of the said project land is clear, marketable as mentioned in the Title Certificate issued by me on 06/03/2021.

#### **SCHEDULE**

##### **(Description of the Project Land)**

**ALL THAT** piece or parcel of Non-Agricultural Land bearing Survey No. 201 admeasuring 15758 sq.mts. PAIKI 5089 Sq.mts. covered within the limit of Town Planning Scheme No. 409/A (Khoraj-Tragad) and Final Plot No. 158 admeasuring 3053 sq.mts. was given in lieu thereof of Mouje Tragad of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) and the same is bounded as follows :





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On or towards the North : By Final Plot No. 159 and 181  
On or towards the South : By Final Plot No. 1 and 2  
On or towards the East : By Final Plot No. 180  
On or towards the West : By 24 Meter T.P. Road

**PLACE : AHMEDABAD**

**DATE : 06/03/2021**

**BCG Enrollment No. : G/1214/2006**



For, **VIJAY Y. CHAUGULE & CO.**

*[Signature]*  
**ADVOCATE**