

Ref. No. 5044/2021

NON-ENCUMBRANCE CERTIFICATE

This is to certify that, Non-Agricultural land bearing **Final Plot No. 17**, containing by admeasurements **3338 Sq. Mtrs.** (allotted in lieu of Survey No. 13/2 Paiki 1, containing by admeasurements 5564 Sq. Mtrs.) of T.P. Scheme No. 409B, situate lying and being at Moje Zundal, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar of is owned and possessed by "**Pioneer Infra**" a partnership firm.

We further state that, a **Residential and Commercial** project known as "**VIVAAN ELYSIUM**" is being developed on the said land bearing **Final Plot No. 17**, containing by admeasurements **3338 Sq. Mtrs.** (allotted in lieu of Survey No. 13/2 Paiki 1, containing by admeasurements 5564 Sq. Mtrs.) of T.P. Scheme No. 409B, situate lying and being at Moje Zundal, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar by "**Pioneer Infra**" 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 (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 title rights or financial charge of anybody over the said land and that, titles of the said lands are clear and marketable and free from encumbrance.

DATED THIS 13TH DAY OF JANUARY, 2021.

A handwritten signature in black ink, appearing to be 'Sharad N. Darji', written over a dotted line.

(Sharad N. Darji)**Advocate**