

Ref. No. :

Date : 29 / 07 / 2022

To,
M/S. RIDDHI SIDDHI INFRA,
a Partnership firm,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



Re:- Non Agricultural land bearing Sub Plot No.3 (As per approved Sub Divisional Plan by Ahmedabad Municipal Corporation) admeasuring about : 2244 sq. mtrs. (include Common Plot admeasuring about 226.65 sq.mtrs.) of Final Plot No. 34 (Sub Plot No.3 is to the benefit of portion of land bearing Survey No.40 admeasuring 3740 sq. mtrs.) of Town Planning Scheme No. 32 (Gota), situated, lying and being at Moje Gota, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola), alongwith the ongoing scheme of Residential Cum Commercial Units named as "SATATYA SYRIL" in/upon the aforesaid land, belonging to **M/S. RIDDHI SIDDHI INFRA**, a Partnership firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

I hereby certify that, I have investigated the titles of Property being Non Agricultural land bearing Sub Plot No.3 (As per approved Sub Divisional Plan by Ahmedabad Municipal Corporation) admeasuring about : 2244 sq. mtrs. (include Common Plot admeasuring about 226.65 sq.mtrs.) of Final Plot No. 34 (Sub Plot No.3 is to the benefit of portion of land bearing Survey No.40 admeasuring 3740 sq. mtrs.) of Town Planning Scheme No. 32 (Gota), situated, lying and being at Moje Gota, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola), alongwith the ongoing scheme of Residential Cum Commercial Units named as "SATATYA SYRIL" in/upon the aforesaid land, belonging to **M/S. RIDDHI SIDDHI INFRA**, being the absolute Owner-Occupier and 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", dtd.24.10.2020 in the name of previous owner, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1991 to 2021 (2022 – 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.

(P.T.O.)
First Floor, "E" Block, Satyam Corporate Square,
B/H. Rajpath Club, Opp. Astral House,
Off Sindhubhavan Road,
(On the Approach Road through "STELLAR"),
Ahmedabad-380059.
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modilawfirm@gmail.com
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: 2 :

As **M/S. RIDDHI SIDDHI INFRA** have agreed to sale / sold certain Commercial as well as Residential Units of the aforesaid project to several parties, they might have taken loans / financial facilities to purchaser their concerned Unit. Therefore this Certificate is issued subject to the said loans / financial facilities.

DATED THIS 29th DAY OF JULY, 2022




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.

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