

NVT/P-3085/2021

Date: 07.04.2021

To,
The Chairman/ Secretary,
Modern Flats Co-op. Housing Society Ltd.
Modern Flats, Behind N.I.D.,
Paldi, Ahmedabad.

NON ENCUMBRANCE CERTIFICATE

This is to certify that Modern Flats Co-op. Housing Society Ltd., is owner and possessor of the Non-Agricultural land bearing, Revenue Survey No. 311, comprised in Town Planning Scheme No. 6, allotted Final Plot No. 10 part (as per Ahmedabad Municipal Corporation approved plan sub plot no.1/B/3) admeasuring 5214 sq. yards i.e 4360 sq. mtrs. or thereabout, situate, lying and being at Mouje Paldi, New Taluka Sabarmati, District Ahmedabad within registration Sub District Ahmedabad-4 (Paldi) (hereinafter referred to as "PROJECT LAND").



As per instruction I have examined the title of the above referred land and I have caused searches to be taken of the available revenue records and also available records of the Sub Registrar of Assurances at Ahmedabad. I have also published a public notice your instruction in local daily newspaper "Divya Bhaskar" and Nav Gujarat Samay on 04.12.2020, in response to which I have not received any objection from any person. I have also perused the copies of papers and documents submitted by you and believing the same are true and genuine.

I further find that, the members of Modern Flats Co-op. Housing Society Ltd. The said scheme/project is known as "**MODERN FLATS**". agreed to redevelop the entire land/flats/properties of said society and as per the resolutions passed time to time signed and registered necessary Development Agreement (Redevelopment purpose) dated 03.12.2020 with the Sub Registrar of Assurances at Ahmedabad (Paldi-4) under serial no. 11731 and other writings with **Fortune Buildcon (Developer)**.

In furtherance Title Clearance Report is issued on 15.12.2020. Subject to whatever stated in the report on Title. I hereby issue this Non Encumbrances Certificate, pertaining to as the project land and state that and opine that there is no encumbrances found form the searches so caused for the said project land.

SCHEDULE

"Description of the land"

Non-Agricultural land bearing, Revenue Survey No. 311, comprised in Town Planning Scheme No. 6, allotted Final Plot No. 10 part (as per Ahmedabad Municipal Corporation approved plan sub plot no.1/B/3) admeasuring 5214 sq. yards i.e 4360 sq. mtrs. or thereabout, situate, lying and being at Mouje Paldi, New Taluka Sabarmati, District Ahmedabad within registration Sub District Ahmedabad-4 (Paldi) belonging to Modern Flats Co-op Housing Society Ltd.



[Handwritten signature]

**ANSHUL NILESH TRIVEDI
BA MBA LL.M**

TRIVEDI'S LAW OFFICE & Associates
Solicitors, Advocates, Mediators & Notary

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