

Ref. No.6812

NON-ENCUMBRANCE CERTIFICATE

This is to certify that, Non-Agricultural land bearing **Sub Plot No. 2/2**, containing by total admeasurements **3281 Sq. Mtrs.** (allotted in lieu of Block No. 158, containing by total admeasurements 1803 Sq. Mtrs. Paiki 901 Sq. Mtrs. Paiki 580.05 Sq. Mtrs., Block No. 158 Paiki 1, containing by total admeasurements 2447 Sq. Mtrs. Paiki 1223 Sq. Mtrs., Block No. 158 Paiki 2, containing by total admeasurements 4249 Sq. Mtrs. Paiki 2123 Sq. Mtrs., Block No. 158 Paiki 3, containing by total admeasurements 4249 Sq. Mtrs. Paiki 2123 Sq. Mtrs. and Block No. 158 Paiki 4, containing by total admeasurements 4249 Sq. Mtrs. Paiki 2124 Sq. Mtrs.) of Sub Plot No. 2, containing by admeasurements 5096.46 Sq. Mtrs. of Final Plot No. 124 of the T.P. Scheme No. 3, situate, lying and being at Mouje Shela, Taluka Sanand in the Registration District Ahmedabad and Sub District of Sanand is owned and possessed by a partnership firm **"Airan Developers"**.

We further state that, the Residential and Commercial project known as **"AIRAN SHELA-24"** is being developed on the Non-Agricultural land bearing **Sub Plot No. 2/2**, containing by total admeasurements **3281 Sq. Mtrs.** (allotted in lieu of Block No. 158, containing by total admeasurements 1803 Sq. Mtrs. Paiki 901 Sq. Mtrs. Paiki 580.05 Sq. Mtrs., Block No. 158 Paiki 1, containing by total admeasurements 2447 Sq. Mtrs. Paiki 1223 Sq. Mtrs., Block No. 158 Paiki 2, containing by total admeasurements 4249 Sq. Mtrs. Paiki 2123 Sq. Mtrs., Block No. 158 Paiki 3, containing by total admeasurements 4249 Sq. Mtrs. Paiki 2123 Sq. Mtrs. and Block No. 158 Paiki 4, containing by total admeasurements 4249 Sq. Mtrs. Paiki 2124 Sq. Mtrs.) of Sub Plot No. 2, containing by admeasurements 5096.46 Sq. Mtrs. of Final Plot No. 124 of the T.P. Scheme No. 3, situate, lying and being at Mouje Shela, Taluka Sanand in the Registration District Ahmedabad and Sub District of Sanand by a partnership firm **"Airan Developers"**.

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 titles, rights or financial charge of anybody over the said land and that, titles of the said land are clear and marketable and free from encumbrance subject to:

- (1) Charge of the Nutan Nagarik Sahakari Bank Limited for Rs.9,90,00,000/- (Rupees Nine Crores Ninety Lakh Only) as per Deed of Mortgage (Serial No. 6427, dated 28/03/2022).
- (2) Allotment or Agreement for Sale (without possession) for units of the project.



DATED THIS 07TH DAY OF OCTOBER, 2022.

(Sharad N. Darji)
Advocate