

MUSTUFA B. BANGALI

B.Com.,L.L.B.,Advocate

Office : 330, 331, Yash Arian, Swami Vivekanand Chowk, Memnagar, Ahmedabad-52.

TO,
M/S.MAHAIVIR DEVELOPERS
a partnership firm
Ahmedabad

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT MAHAIVIR DEVELOPERS a partnership firm, having its office at : Final Plot No.640/10, Giriraj Park, Paldi, Ahmedabad (hereinafter called the "Promoter ") is the owner and possessor of the Non-Agricultural land bearing Bunglow No.10, "GIRIRAJ PARK", having Plot area adm. 480 Sq. Mtrs. Non-Agricultural land with Basement, Ground Floor, First Floor, Staircase, Cabin, terrace right in total 509.38 Sq.Mtrs. construction thereon forming part of the land of Town Planning Scheme No.3/6, Final Plot No.640/10 of Mouje KOCHARAB, Taluka Sabarmati, District Ahmedabad and more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND "

Further said Promoter has started constructing residential Project namely SANTERIAN VISTA on the said Project land.

As per instructions, we have examined the titles of the aboveresferred land and have caused to be taken searches of available revenue and registration record throug our search cleark and believing the same to be true, correct and trustworthy, we have issued a Title Certificate Cum Report on dtd.11-02-2022.



[2]

In furtherance of said Title Certificate Cum Report dated.11-02-2022 and subject to what is stated therein, we hereby issue this Non-Encubrance Certificate and opinion that the said Project land is clear and marketable free from any encumbrance/litigations.

SCHEDULE
(DESCRIPTION OF THE PROJECT LAND)

A residential Bungalow No.10, "GIRIRAJ PARK", having Plot area adm. 480 Sq.Mtrs. Non-Agricultural land with Basement, Ground Floor, First Floor, Staircase, Cabin, terrace right in total 509.38 Sq.Mtrs. construction thereon forming part of the land of Town Planning Scheme No.3/6, Final Plot No.640/10 of Mouje KOCHARAB, Taluka Sabarmati, District Ahmedabad.

Ahmedabad

Date : 11-02-2022



M. B. BANGALI
ADVOCATE

(Sanand No.G-874/2002)

