

25th April, 2022

Code no. 4794
Sanad No. G/102/1964

NO ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT CONCERNS

We have examined and investigated rights, titles of **M/s Vishwanath Estate Developers** Owner/Developer of "MAHER HOMES-5" Project in respect to the property described in the schedule hereunder.

We hereby certify that, we have not received any objection from anybody in response to the public notices published by us in the local daily newspaper "Gujarat Samachar", on 04/02/2022 before the property described hereunder in the schedule was purchased from co-owners 1) **Maulik Dineshbhai Shah**, 2) **Viral Dineshbhai Shah**, 3) **Prafullaben Dineshbhai Shah**, 4) **Shreya Maulik Shah**, 5) **Kinjal Viral Shah** and 6) **Dineshbhai Ugarchand Shah**. And we also certify that searches of Sub-Registrar's office received relating to the said property were taken for the period of 30 years. During the course of such searches we have not found any subsisting charges, lien or any dues of any Bank or any Government





or Semi Government or any Financial Institutions. The said property seems to be free from all kind of litigations, charges, encumbrances and dues.

It is assured by **M/s Vishwanath Estate Developers** that it has not created any charge or any encumbrance of any project loan of any bank, Financial Institution or any private Individual.

In view of the above the immovable property described in the Schedule is not encumbered with any charge of mortgagee bank and or any Financial Institution and therefore titles in respect to the said property described in the schedule hereunder are not subject to any such charge.

Therefore, we have certified that rights titles of **M/s Vishwanath Estate Developers** in respect to the immovable property are clear and marketable.

SCHEDULE

All that piece and parcel of all that Immovable property being land with permission for non-agricultural land use for residence of Block no. 423B admeasuring 15050 sq mtrs which on its inclusion in the T.P. Scheme no. 1



**SZ****SURESH ZUMKHAVALA & ASSOCIATES**
ADVOCATES

(Shela) is allotted Final plot no. 123/2 admeasuring 9030 sq mtrs in the sim of Village Shela, Taluka Sanand, District Ahmedabad, Registration Sub-District-Ahmedabad (Sanand) and the same is bound as under:-

Block no. 423/B

On East : Block no. 421
On West : Block no. 426
On North : Block no. 423/A
On South : Block nos. 423/C, 441

Final Plot no. 123/2

On East : 36 mtrs T.P. Road
On West : F.P. no. 124
On North : F.P. no. 123/1
On South : F.P. 123/3

Suresh Zumkhawala
Advocate

