

A.G. Bapat & Co.

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Mr. ANAND G. BAPAT
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Ref: No. 2725/2022

To
M/s. Vansh Developer,
A Partnership Firm.

NON – ENCUMBRANCE CERTIFICATE

Re.: Old Tenure Non – Agricultural Land situate, lying and being at Mouje : Gota, Taluka : Ghatlodia, Dist.: Ahmedabad bearing Revenue Survey No. 459/1, admeasuring 13866 sq.mts. which was comprised in Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 191/1, admeasuring 8320 sq.mts. togetherwith 281 Residential Flats to be constructed thereon in Block No. A, B, C, D, E, F in a scheme known as “Festival 02”, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 8 (Sola), owned by M/s. Vansh Developer, a Partnership Firm.
(Hereinafter referred to as the said “Property”)

I hereby certify that, I have investigated the title of the Old Tenure Non – Agricultural Land situate, lying and being at Mouje : Gota, Taluka : Ghatlodia, Dist.: Ahmedabad bearing Revenue Survey No. 459/1, admeasuring 13866 sq.mts. which was comprised in Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 191/1, admeasuring 8320 sq.mts. togetherwith 281 Residential Flats to be constructed thereon in Block No. A, B, C, D, E, F in a scheme known as “Festival 02”, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 8 (Sola), owned by M/s. Vansh Developer, a Partnership Firm being the absolute Owner-Occupier. I



gave public notice appeared in the daily newspaper Divya Bhaskar, Gujarati Edition of 23-12-2022 inviting claims, if any, in upon or to the said property in question from any person whomsoever. I have not received any objection/claim in response thereto. By pursuing the title deeds relating thereto and taking necessary searches. I am of the opinion that the title of the owner in respect of the **said land/property is clear, marketable and free from encumbrances charges** and/or claims subject to :

1. Notice of Lispendense (Reg. No. 18506 dated 15-10-2011 in respect of Sp. Civil Suit bearing No. 456/2010) is required to be duly cancelled by execution and registration of Cancellation of Notice of Lispendense by Shirish Ramshankar Jani and others at the Office of the Sub-Registrar, Ahmedabad – 8 (Sola).
2. Change in constitution in the Partnership Deed of M/s. Vansh Developer vide Agreement dated 29-11-2022 is required to be duly executed and registered at the Office of the Sub-Registrar, Ahmedabad – 8 (Sola) by payment of proper stamp duty and registration fee.
3. Terms and conditions of N.A. Order.
4. Provisions of the Town Planning and Urban Development Act.
5. All Other Laws, Acts and Rules in force from time to time.
6. Usual Declaration on title is being made on oath by M/s. Vansh Developer, a Partnership Firm.

Date : 30-12-2022.

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate

Sanad No. G/733/1995

Date 29-06-1995

