

Ref. No. :

Date : 21 / 04 / 2023

To,
Elite Infracon, a Partnership Firm,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



Re.: Property being Non Agricultural use land bearing Amalgamated Final Plot No. 15/3+14 admeasuring : 3078 Sq. Mtrs. (as per Amalgamation Plans approved by Ahmedabad Municipal Corporation on dtd.17/10/2022) [out of which Final Plot No. 14 admeasuring : 2125 Sq. Mtrs. allotted in lieu of Block No. 14 admeasuring about : 3541 Sq. Mtrs. and Final Plot No. 15/3 admeasuring : 953 Sq. Mtrs. allotted in lieu of Block No. 15/C (15/K) admeasuring about : 1589 Sq. Mtrs.] of Town Planning Scheme No. 36 (Chharodi-Tragad), situated, lying and being at Moje Chharodi, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) alongwith the projection of proposed scheme of Residential Apartments named as "ELITE NEPTUNE" in/upon the aforesaid land belonging to **Elite Infracon**, a Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

I hereby certify that, I have investigated the titles of Property being Non Agricultural use land bearing Amalgamated Final Plot No. 15/3+14 admeasuring : 3078 Sq. Mtrs. (as per Amalgamation Plans approved by Ahmedabad Municipal Corporation on dtd.17/10/2022) [out of which Final Plot No. 14 admeasuring : 2125 Sq. Mtrs. allotted in lieu of Block No. 14 admeasuring about : 3541 Sq. Mtrs. and Final Plot No. 15/3 admeasuring : 953 Sq. Mtrs. allotted in lieu of Block No. 15/C (15/K) admeasuring about : 1589 Sq. Mtrs.] of Town Planning Scheme No. 36 (Chharodi-Tragad), situated, lying and being at Moje Chharodi, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) alongwith the projection of proposed scheme of Residential Apartments named as "ELITE NEPTUNE" in/upon the aforesaid land belonging to **Elite Infracon**, a Partnership Firm being the absolute Owner-Occupier and I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper "Gujarat Samachar", dtd.20.11.2021 in the name of previous land owners, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 year. I have searched the Records of Concerned Sub-Registrar offices for the said

609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380054.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com

Ref. No. :

Date : 21 / 04 / 2023



: 2 :

period. And while taking the searches I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from all kind of charges, encumbrances, dues and marketable.

DATED THIS 21st DAY OF APRIL, 2023



Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.