

Ref. No. :

Date : 22 / 03 / 2019

To,
M/s. Adinath Corporation,
a Partnership Firm
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



Re:- Commercial use Non Agriculture land bearing Final Plot No. 465 admeasuring about 3033 sq. mtrs. (allotted in lieu of Survey No. 217/2/1 part & 217/2/2 respectively admeasuring about : 4470 Sq. Mtrs. & 585 Sq. Mtrs.) of Draft Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) alongwith the projection of proposed scheme of Commercial Units named as "ELITE MAGNUM" in/upon the aforesaid land belonging to M/s. Adinath Corporation, a Partnership Firm, being the absolute Owner-Occupier. (Hereinafter referred to as the said "Property").

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.26.12.2017, "Sandesh" dtd.27.12.2017, "Divya Bhaskar" dtd.28.12.2017, "Gujarat Samachar" "Sandesh" & "Divya Bhaskar" dtd.24.06.2018, 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 years. I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have found entry related to Registered Indenture of Mortgage executed by M/s. Adinath Corporation in favour of Capri Global Capital Limited vide Sr. No. 15885, dtd.11.09.2018 as the said Owner-Developer has obtained Project Loan of Rs.25,00,00,000/- (Rupees Twenty Five Crore only) against the mortgage of the project land with Capri Global Capital Limited as referred above and except it I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. Except the aforesaid Project Loan of Capri Global Capital Limited, the said property is free from all kind of litigations, charges, encumbrances and dues.

DATED THIS 22nd DAY OF MARCH, 2019




Maulik D. Modi

Advocate

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.