

Ref. No.245/2022

NON – ENCUMBRANCE CERTIFICATE

This is to certify that, Non Agricultural Land bearing **Sub Plot No.5/A & 5/B** (along with Undivided Share in the Land of Road) having its combine area admeasuring 1049 sq. yards i.e. admeasuring 877.09 sq. mtrs., in scheme known as “Dev-94” which made out of Final Plot No.55/3 (allotted in lieu of Amalgamated Block Nos. 189+190+191+192+ 194/A total admeasuring 44314 sq. mtrs.,) of Town Planning Scheme No.2 (Ghuma) (as per approved Plan & Permission of AUDA Sub Plot No.5A+5B, admeasuring 585.51 sq. mtrs.,) situate, lying and being at Mouje Ghuma, Taluka Daskroi & District Ahmedabad and Registration Sub-District at Ahmedabad-9 (Bopal)

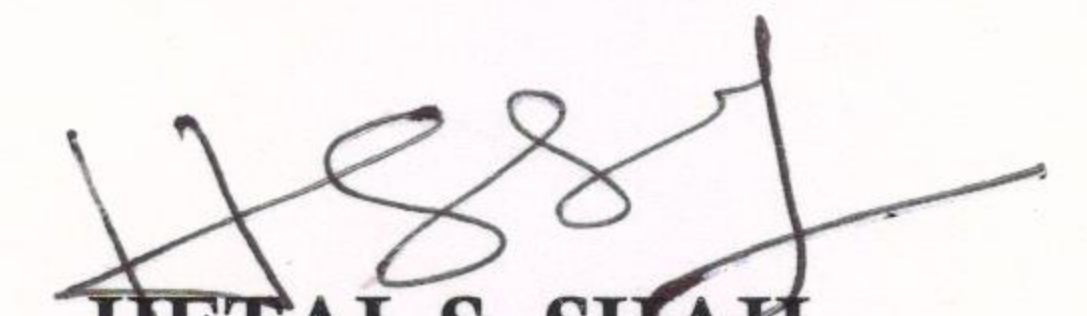
I further state that, a Residential scheme/project which is known as “**AKSHAR ELITE**” is being developed on the aforesaid plot of land by **YOGESHWAR DEVELOPERS, A PARTNERSHIP FIRM.**

I state that, I am entrusted with the work of Investigation of title of the said land and that I have an experience of more than 10 (TEN) years in matters of investigation of title to the land and property and to advise in the matters relating thereto.

I specifically state that there is no encumbrance of any type including title rights or financial charge of anybody over the said land and that, titles of the said land is clear and marketable and free from encumbrances.

DATED THIS 31st May, 2022.




HETAL S. SHAH
(ADVOCATE)