

Nilesh K. Modi

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Ph. : 27410482
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NON ENCUMBRANCE CERTIFICATE

This is to certify that, Non-agricultural lands bearing Survey No.394/2/2 admeasuring 4289 sq.mtrs and Non-agricultural lands bearing Survey No.399/2 admeasuring 4249 sq.mtrs together with the land bearing Final Plot No.845+853 admeasuring 5122 sq.mtrs of T.P Scheme No.28 (Nava Vadaj), Ahmedabad situated at Mouje Vadaj, Taluka Sabarmati, District Ahmedabad and Registration Sub District Ahmedabad-2 (Vadaj) are owned and possessed by M/s.Sahaj Developers.

We further state that, a Residential & Commercial Project known as "Sahaj Heights" is being developed on the said lands bearing Survey No. 394/2/2 admeasuring 4289 sq.mtrs and Non-agricultural lands bearing Survey No.399/2 admeasuring 4249 sq.mtrs together with the land bearing Final Plot No.845+853 admeasuring 5122 sq.mtrs of T.P Scheme No.28 (Nava Vadaj), Ahmedabad situated at Mouje Vadaj, Taluka Sabarmati, District Ahmedabad and Registration Sub District Ahmedabad-2 (Vadaj) by M/s.Sahaj Developers.

We state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 years in matters of investigation of title to the land and properties and to advise in the matter relating thereto.

We specifically state that there is no encumbrance of any type including title rights or financial charge over the said land/project except Project Loan of Rs.10,00,00,000/- (Rupees Ten Crore) given by Bajaj Housing Finance Limited for the purpose of Construction Finance and General Working Capital requirements of the project "Sahaj Heights" as per Sanction Letter dated 30th January, 2020 and Sahaj Developers has mortgaged the said project land as well as unsold units in the said project as a security towards repayment of the said loan and mortgage deed for the same was executed by Sahaj Developers in favour of Bajaj Housing Finance Limited as on date 25th February, 2020 wide Registration No.3460.

That I have given this certificate in respect of my previous certificate on dated 25/11/2019.

Place: Ahmedabad
Date: 03/03/2020




N. K. Modi
Advocate
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