

Ref No.

Date:

File No. 473/2019

To,

M/s. Vashikaa Developers, a partnership firm

30, Dev Aarya Bungalows,

Near Uma Party Plot,

Motera, Ahmedabad.



TO WHOME SO EVER IT MAY CONCERN

This is to notify that there is no encumbrance of any type including title, rights or financial on the scheduled property subject to:-

1. Declaration Cum Indemnity Bond on title made by M/s. Vashikaa Developers, a partnership firm.
2. Fulfillment of terms and conditions laid down in N. A. Order and approved plans and revisions made thereof, if any.
3. Provisions of Draft Town Planning Scheme No. 234 (Zundal) and variations, if any and Use of land as per zone of AUDA.
4. Rules and Regulations of The Real Estate (Regulation & Development) Act, 2016 and The Gujarat Real Estate (Regulation & Development) (General) Rules, 2017 and amendments made thereof, if any.
5. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

ALL THAT piece or parcel of the non-agricultural land for residential purpose bearing Survey No. 211/1 admeasuring 1619 sq.mtrs. merged into Draft Town Planning Scheme No. 234 (Zundal) and allotted Final Plot No. 11 admeasuring 971 sq.mtrs. together with construction standing thereon, which is known as "VASHIKAA AAHAN" situate, lying and being at Mouje Zundal, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar.

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Detail of four boundaries of Final Plot No. 11 as per sale deed as under :-

Toward East : Land of Final Plot No. 8
Toward West : Land of Final Plot No. 13
Toward North : Land of Final Plot No. 10
Toward South : Service road and Sardar Patel Ring Road

Detail of four boundaries of Survey No. 211/1 as per sale deed as under :-

Toward East : Land of Survey No. 213 paiki
Toward West : Land of Survey No. 211/3/2
Toward North : Land of Survey Nos. 209 and 210
Toward South : Sardar Patel Ring Road and land of Survey No. 211/5/2

Note of caution and disclaimer:-

- This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover the registration record of the year 1984 to 2006 of sub-registrar office is destroyed/torn out, hence it cannot be inspected and its search is not available and search for the period of 2007 to dated 24/09/2019 is given by the office of sub registrar through computerized search report with condition that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search, based on that and upon specific request by the land owner/developer, the above Certificate is issued for their personal use.
- Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.
- Please ascertain that the rights of Third party such as booking, allotment, transfer, charges, lien, and encumbrances created if any is protected. Moreover, it is preferred to obtain necessary correction order from the competent authority to remove the charge/lien of "Zundal Co. Op. Oc. Ltd. as per written in Survey No. 322/1" from the other rights of the revenue record of said land.

DATED THIS 1st DAY OF OCTOBER, 2019



VINOD C. DARJI
ADVOCATE
05/227/2009