

Ref. No. :

Date : 13 / 06 / 2023

To,
M/s. Aastha Realty, a Partnership Firm,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



Re:- Property being Residential Use Non Agricultural Land bearing City Survey No. 3260, 3261 & 3262 of City Survey Ward : T.P.3/3-4 (Shekhpur-Khanpur-Changispur) (to the benefit of Amalgamated Final Plot No. 350/1+350/2+350/3 of T. P. Scheme No.3 [Ellisbridge]) having Plot Area admeasuring about : 1512 Sq. Mtrs., situated, lying and being at Moje Village : Changispur, Taluka : Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) and alongwith the projection of proposed scheme of Residential Apartments (Flats) named as "ATHENS" in/upon the aforesaid land belonging to **M/s. Aastha Realty**, 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 Residential Use Non Agricultural Land bearing City Survey No. 3260, 3261 & 3262 of City Survey Ward : T.P.3/3-4 (Shekhpur-Khanpur-Changispur) (to the benefit of Amalgamated Final Plot No. 350/1+350/2+350/3 of T. P. Scheme No.3 [Ellisbridge]) having Plot Area admeasuring about : 1512 Sq. Mtrs., situated, lying and being at Moje Village : Changispur, Taluka : Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) alongwith the projection of proposed scheme of Residential Apartments (Flats) named as "ATHENS" in/upon the aforesaid land belonging to **M/s. Aastha Realty**, 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.05.05.2023, 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 from 1992 to 2022 (2023 – running). I have searched the Records of Concerned Sub-Registrar offices for the said 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 13th DAY OF JUNE, 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.

609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 9824103112
+91-79-40071928
modilawfirm@gmail.com