

**Subhashchandra T. Barot**

B.A, LL.B., Advocate

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Date : 09.12.2021.

To,  
**YGB BUILDSPACE LLP.**  
Ahmedabad.

**NON-ENCUMBRANCE CERTIFICATE**

Re:- Multi Purpose Commercial use Non Agricultural land bearing Sub-Plot No.2 of Final Plot No. 219+217/1+217/2 admeasuring about 1094 sq. mtrs. (as per approved plan allotted in lieu of Revenue Survey No. 186/1/1/B and 185/2/1+185/2/2) and (as per Revenue record allotted in lieu of Revenue Survey No.185/2/1+185/2/2) of Town Planning Scheme No.50, or thereabouts situated, lying and being at Moje Village sim of Bodakdev, Taluka : Ghatlodiya, District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) along with to be constructed project of Residential Units named as "SHILP-14" in/upon the aforesaid land being developed by **YGB BUILDSPLACE LLP** a Limited Liability Partnership Firm being the absolute Owner-Occupier. (Hereinafter referred to as the said "Property")



I hereby certify that, I have conducted searches for Multi Purpose Commercial use Non Agricultural land bearing Sub-Plot No.2 of Final Plot No. 219+217/1+217/2 admeasuring about 1094 sq. mtrs. (as per approved plan allotted in lieu of Revenue Survey No. 186/1/1/B and 185/2/1+185/2/2) and (as per Revenue record allotted in lieu of Revenue Survey No.185/2/1+185/2/2) of Town Planning Scheme No.50, or thereabouts situated, lying and being at Moje Village sim of Bodakdev, Taluka : Ghatlodiya, District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar), along with to be constructed project of Residential Units named as "SHILP-14" in/upon the aforesaid land being developed by **YGB BUILDSPLACE LLP** a Limited Liability Partnership Firm being the absolute Owner-Occupier. I have taken Sub-Registry Search relating to the said property for the period of approximate 30 years from 1994 to 2021 (2021- Running) and while taking the searches I have found entries related to Registered Mortgage Deed executed by YGB Buildspace LLP in favor of Aditya Birla Finance Ltd. having registration No. 6637, dated 12/07/2019 as the said owner/developer has obtained loan of Rs. 7,00,00,000/- (Rupees Seven Crores Only) on said land and from Aditya Birla Finance Ltd. Further Owner / Promoter has created further charge in favor Aditya Birla Finance Ltd. by registered mortgage deed having registration No.1750, dated 19/02/2021 as the said owner/developer has obtained additional loan of Rs.2,50,00,000/- (Rupees Two Crores Fifty Lacs Only) on land. Except the aforesaid loans of Aditya Birla Finance Ltd., the said property is free from all kind of charges, encumbrance and dues of any Bank or any Government or Semi Government or any Financial Institutions.

DATED THIS 9TH DAY OF DECEMBER, 2021.

**Subhashchandra T. Barot**

Advocate  
(Enrollment No.G/248/1982)

