

L. N. THAKOR - Advocate

Office : 14, Kismat Complex, Nr. Nehru Park, Vastrapur, Ahmedabad.

Mo. No. 97250 29105

Sanad No. 1461/2006

Date : 24/10/2019

NON ENCUMBRANCE CERTIFICATE

To,
Chirag Chaudhri. Director,
Avirat Shilaj Project.

Dear Sir,

As per instructions provided to me all Xerox copy of papers/ documents submitted to me and after carrying out due and diligent search of the revenue records related to the land situate at mouje Shilaj, Taluka : Ghatlodia, District : Ahmedabad, bearing Survey No. 324 comprised in Town Planning Scheme No. 217 (Sola-Shilaj-Hebatpur) by Final Plot No. 324 (Old Final Plot No-324) admeasuring 8498 Sq. Mts. and also the declaration given by (1) **Chirag Chaudhri. Director,**

I have gone through all such papers/documents for investigation of the above-mentioned lands and I have arranged for necessary search of available Sub-Registry record for last 30 years and available revenue relaws appliccords and I hereby state that the said property is free from any charges and encumbrances except mortgage created in favour of State Bank of India by Registered document No. 5994, Dated : 19-08-17 with Sub-Registrar, Ahmedabad-9 Bopal on project '**SILVER BROOK**' against a loan of Rs. 30,00,00,000/- (Rs. Thirty Crores Only)

(2).

and that the said lands have a clear and marketable title subject to :

(A) Usual representations and warranties and indemnity on title as stated above.

(B) Laws applicatble and in force, at the relevant time, to effect legally and properly sale, transfer or other transaction with respect to the said land.

Date : 24/10/2019

Place : Almedagao.

10-11-12 (Ad)