

A.V. BHATT & CO. ADVOCATES

I-307, Titanium City Centra Mall Nr.Sachin Tower, 100ft. Road,
Satellite, Ahmedabad-380 015, (M) 9898954055
Email : aarti_bhatt@yahoo.com

Aarti V. Bhatt
Advocate

Ref.File No.238/2024

To,

Vivek Co.Operative Housing Society Limited
Ahmedabad

Date : 31-01-2025



NON- ENCUMBRANCE CERTIFICATE



This is to certify that The Non-Agricultural Land admeasuring 2398.92 sq.mts. of (Old City Survey No.56/1, Final Plot No.307 of Town Planning Scheme No.22) situate, lying and being at Mouje : Paldi Taluka : Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 [Paldi] [hereinafter referred to as "said land"] is belonging to **Vivek Co.Operative Housing Society Limited**



I have published Public Notice of above mentioned Land in daily newspaper "Divya bhaskar" on 28-09-2022 for inviting objections against the said land. In response to that I have not received any objection within the stipulated time limit. I hereby opine that the said land is without encumbrance except [1] Rights of existing members of Society to get newly constructed Yashsvi Ekam as per the terms and conditions of Development Agreement registered at serial No.12187 dated 18-07-2024 + Rights of New Members/Allottees as per the plan passed by Ahmedabad Municipal Corporation. [2] Rights of Developer Yashsvi Developers as per Registered Development Agreement.



On the basis of Registration Search dated 16-01-2025 I have found the (1) Development Agreement was executed by **Vivek Co.Operative Housing Society Limited** through its [1] Chairman Suhas S. Gupta and [2] Secretary Yogesh chandulal Dholakiya with Yashavi Developers, a Partnership Firm through its Partner Nisarg Varvubhai Bharvad which is registered in the office of Sub Registrar of Ahmedabad-4 (Paldi) under serial No.12187 dated 18-07-2024



In view of what is stated above I hereby opine that the titles of the above referred Land belonging to Vivek Co Operative Housing Society Ltd shall be clear and marketable free from reasonable doubts and without encumbrances except [1] Rights of existing members of Society to get newly constructed Yashasvi Ekam as per the terms and conditions of Development Agreement registered at serial No.12187 dated 18-07-2024 + Rights of New Members/Allottees as per the plan passed by Ahmedabad Municipal Corporation. [2] Rights of Developer Yashasvi Developers as per Registered Development Agreement. [3] Verification of all original documents and revenue record. [4] Fulfilment of terms and conditions of N.A. Order. [5] Fulfilment of terms and conditions of Construction Permission. [6] Rules and Regulations of Society.



Aarti V. Bhatt

Aarti Bhatt
Advocate

(A. V. Bhatt & Co.)