

Ref. No. 6593/2024

NON ENCUMBRANCE CERTIFICATE

This is to certify that, Non-Agricultural Land bearing **Final Plot No. 63/2**, containing by admeasurements 9207 Sq. Mtrs. (allotted in lieu of Survey No. 241/2, containing by total admeasurements 14265 Sq. Mtrs.) of Town Planning Scheme No. 1 (Koba-Raysan), situate, lying and being at Moje Koba, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar (Zone-2) is owned and possessed by "**A S Buildcon**" a partnership firm.

We further state that, **Residential** project known as "**ASTERIA**" is being developed on the said Non-Agricultural Land bearing **Final Plot No. 63/2**, containing by admeasurements 9207 Sq. Mtrs. (allotted in lieu of Survey No. 241/2, containing by total admeasurements 14265 Sq. Mtrs.) of Town Planning Scheme No. 1 (Koba-Raysan), situate, lying and being at Moje Koba, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar (Zone-2) by "**A S Buildcon**" a partnership firm.

We state that, we are entrusted with the work of investigation of title of the said land and that we have an experience of more than 10 years in matters of investigation of title to the lands and properties and to advise in the matters relating thereto.

We specifically state that, there is no encumbrance of any type including title rights or financial charge of anybody over the said land and that title of the said land are clear and marketable and free from encumbrance subject to:

1. Charge of Bajaj Housing Finance Ltd for Rs. 50,00,00,000/- (Rupees Fifty Crores only) as per Indenture of Mortgage cum Charge, (Serial No. 4582, dated 31/01/2023)
2. Allotment or Agreement for Sale (without possession) or Sale Deed for units of the project. If any.

DATED THIS 09th DAY OF FEBRUARY, 2024.




(Sharad N. Darji)
Advocate