

NARESH R. PATNI

ADVOCATE & NOTARY En.No.G/146/1994.

50, 2nd Floor, 4D Square, Near D-Mart Mall, Motera-Gandhinagar
Highway, Ahmedabad-380005

Mobil No. 9426702817

NON-ENCUMBRANCE CERTIFICATE

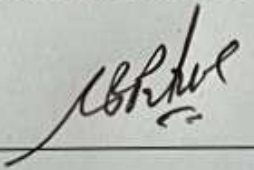
M/S. Aura Construction, a partnership firm,

Ahmedabad.

This is to certify that the scheme of residential units known as "MADHURAM AURA" situated in non-agriculture land bearing final plot No.:6+10 admeasuring 3339 sq. mtrs. of draft Town planning scheme No.: 75 (Chandkheda) given in lieu of Survey No.: 7/2 AND 5, admeasuring about 5059 sq. mtrs, situate, lying and being at Mouje: Chandkheda, taluka: Sabarmati and District-Ahmedabad, in the Registration District of Ahmedabad (13) and further it is developed by M/S. Aura Construction, a partnership firm.

Pursuant of scrutiny of records of said land we have not found any charge created on said land by M/S Aura Construction, a partnership firm and land owner/developer has not borrowed loan against charge of said entire land and/or construction/project standing thereon with any bank, company or financial institution and land is having clear and marketable title as per Title Certificate & encumbrance free.

This is further stated that it is not a Title Certificate and hereby certify I have issued this Certificate only on the basis of available records of land in question.


Mr. Naresh R. Patni

Date: April 14, 2025

Place: Ahmedabad.

