

Ref. No. :

Date : 13 / 03 / 2025

To,
Om Realty, a Partnership Firm,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



Re.: - Property being Non Agricultural land bearing Final Plot No. 236 [as per the Opinion of Town Planning Officer, Nagar Niyojak-4, Ahmedabad Town Planning Scheme Unit – 1, Ahmedabad dtd.21.08.2024] admeasuring about : 1984 Sq. Mtrs. [to the benefit of land bearing Amalgamated Survey No. 1365/01 admeasuring about : 3307 Sq. Mtrs.] of Town Planning Scheme No. 55 (Ognaj), situated, lying and being at Mouje Village Sim of Ognaj, Taluka : Ghatlodiya, Sub-District of Ahmedabad-8 (Sola) alongwith the projection of proposed scheme of Residential Units named as **“THE SIGNATURE”** in/upon the aforesaid land belonging to **Om Realty**, a Partnership Firm being the absolute Owner-Occupier. (Hereinafter referred to as the said “Property”)

I hereby certify that, I have investigated the titles of Property being Non Agricultural land bearing Final Plot No. 236 [as per the Opinion of Town Planning Officer, Nagar Niyojak-4, Ahmedabad Town Planning Scheme Unit – 1, Ahmedabad dtd.21.08.2024] admeasuring about : 1984 Sq. Mtrs. [to the benefit of land bearing Amalgamated Survey No. 1365/01 admeasuring about : 3307 Sq. Mtrs.] of Town Planning Scheme No. 55 (Ognaj), situated, lying and being at Mouje Village Sim of Ognaj, Taluka : Ghatlodiya, Sub-District of Ahmedabad-8 (Sola) alongwith the projection of proposed scheme of Residential Units named as **“THE SIGNATURE”** in/upon the aforesaid land belonging to **Om Realty**, a Partnership Firm being the absolute Owner-Occupier and I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper “Gujarat Samachar” dtd.21.12.2023 in the name of previous land owners, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years. I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from all kind of charges, encumbrances, dues and marketable.

DATED THIS 13th DAY OF MARCH, 2025




Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.

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