

Ref. No. :

Date : 25 / 10 / 2019

To,
M/s. Madhav Avenue LLP,
a Limited Liability Partnership Firm,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



Re.: Non Agricultural land bearing Final Plot No. 24/3 admeasuring about 2428 sq. mtrs. [allotted in lieu of Survey No. 346/5 of Jodhpur Village admeasuring about 4047 sq. mtrs. (Old Survey No. 1019 paiki of Vejalpur Village)] of Draft Town Planning Scheme No. 51(Bodakdev-Makarba-Vejalpur), situated, lying and being at Moje Jodhpur, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi), alongwith the ongoing construction of scheme of Residential Units in the aforesaid land in the name of "OEUVRE", belonging to **M/s. Madhav Avenue LLP**, a Limited Liability Partnership Firm being the absolute owner-occupier.
(Hereinafter referred to as the said "Property")

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.15.04.2017, 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 from 1989 to 2019. I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have found entry related to Registered Mortgage Deed executed by **M/s. Madhav Avenue LLP** in favour of State Bank of India vide Sr. No.13385, dtd.22.10.2018 as the said Owner-Developer has obtained Loan for an amount of Rs.9,95,00,000.00 (Rupees Nine Crore Ninety Five Lacs Only) against the mortgage of the project land with State Bank of India as referred above and except it, I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. Except the aforesaid Loan of State Bank of India, the said property is free from all kind of litigations, charges, encumbrances and dues.

As **M/s. Madhav Avenue LLP** have sold and conveyed as well as agreed to sale certain Residential Units of the aforesaid project to several parties, they might have taken loans / financial facilities to Purchaser their concerned Unit. Therefore this Certificate is issued subject to the said loans / financial facilities.

DATED THIS 25TH DAY OF OCTOBER, 2019



Maulik D. Modi
Advocate

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.