

HEMAL P. SHAH
ADVOCATE

Dated : 24/08/2020

To,

CUBE INFRA

Through Its Partner

CHUDASAMA GIRIRAJSHINH VAKHATSINH

Village Pipli, Taluka Dholera,

Dist. Ahmedabad



SUB: NON-ENCUMBRANCE CERTIFICATE

RE : Non Encumbrance Certificate For the Property Non-Agriculture Land admeasuring 25545 Sq. Mtrs. Bearing Re-Survey No.29 (OLD SURVEY NO. 11 (Account No. 890) of T.P.SCHEME NO. 2B-1 & FINAL PLOT NO. 143/1 (O.P. NO. 143) (Account no. 890) situated lying and being at Village **DHOLERA** Taluka **DHOLERA** in the Registration Sub-District **DHOLERA** and District of **AHMEDABAD** Gujarat belonging to **CUBE INFRA**.

Thereafter said Land paiki from PRATAPSHINH KIRATSINH purchased by PRADHYUMANSINH VIKRAMSINH CHUDASAMA AND OTHERS on dated 20/8/2016 in full consideration of Rs 32,00,000/- executed a Sale deed in their favour ,the said Sale Deed is registered before Sub- Registrar of DHOLERA under Serial No. 1185 Date 20/8/2016 and the Entry to that effect was entered in the Mutation register by entry No.2019 dated 20/8/2016.

315, Abhishek Plaza, B/h. Navgujarat College, Ashram Road, Ahmedabad. Ph.-27545368



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Pursuant to your instructions we hereby certify on the basis of search taken at the office of the Sub Registrar Dholera & Dholka From the Year 1994 to 2020 that the above party has not created any other charge of encumbrance over the said property which is more particularly described in the SCHEDULE hereunder written and the same are belonging to **CUBE INFRA**.

Thereafter the said **PRADHYUMANSINH VIKRAMSINH CHUDASAMA & MITABA PRADHYUMANSINH CHUDASAMA** Development agreement the said land **CUBE INFRA** by Registered Development agreement. That the said Development agreement was registered before the sub-registrar office Dholera vide reg. no. 755 dated 10/09/2020

In view of subject to what is hereinabove stated we are of the opinion that the title to the property in question and belonging to **[1] PRADHYUMANSINH VIKRAMSINH CHUDASAMA AND [2] MITABA PRADHYUMANSINH CHUDASAMA** is "clear, marketable and free from all encumbrance"

(Description of the property)

All that piece and parcel of the property situated at Moje Dholera Taluka Dholera District Ahmedabad Bearing Re-Survey No.29 (OLD SURVEY NO. 11 (Account No. 890) of T.P.SCHEME NO. 2B-1 & FINAL PLOT NO. 143/1 (O.P. NO. 143) (Account no. 890)

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situated lying and being at Village **DHOLERA** Taluka **DHOLERA** in the Registration Sub-District **DHOLERA** and District of **AHMEDABAD**. Residency plotting which is known as "NEST 29" and boundaries should be written.

S.No. 29 (Old S.NO. 11)

EAST : 20 Mtrs Road,

WEST : Old Survey no. 4/2 paiki and land on old Survey no. 10

NORTH : 12 Mtrs Road,

SOUTH : Final plot no. 149 and 150

DATE : 24/08/2020

PLACE : Ahmedabad



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Regn. No. G/1995/2000

Bar Council of Gujarat