

Ref No.

Date:



File No. 588/2020

To,

**M/s. Param Developers, a partnership firm,**  
**Office at-Paarijat Skyz, Survey No.372/10+396/2, Opp. Swagat Pelican,**  
**B/h. Thaker's Farm, Sargasan, Gandhinagar-382421.**

## NON-ENCUMBRANCE CERTIFICATE

This is to notify all that piece or parcel of the non-agricultural land bearing Survey No. 372/10 land admeasuring 6171 sq. mtrs. Paiki land admeasuring 3821 sq.mtrs. and Survey No. 396/2 land admeasuring 2478 sq. mtrs. Paiki land admeasuring 735 sq.mtrs. aggregating to total land admeasuring 4556 sq.mtrs. which is merged in to proposed town planning scheme and allotted final plot No. 372/10+396/2 land admeasuring 2734 sq.mtrs. together with proposed construction standing thereon, which is known as **"PAARIJAT SKYZ"** situate, lying and being at Mouje Sargasan, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar belonging to **M/s. Param Developers, a partnership firm**

Detail of four boundaries of Survey No. 372/10 are as follows (as per information given by the said owners):-

Toward East : Land of Survey No. 397/1  
Toward West : Land of Survey No. 384  
Toward North : Land of Survey No. 382/8  
Toward South : Land of Survey No. 396

Detail of four boundaries of Survey No. 396/2 are as follows (as per information given by the said owners):-

Toward East : Land of Survey No. 395  
Toward West : Land of Survey No. 372 paiki and 384  
Toward North : Land of Survey No. 372 paiki and 397  
Toward South : Land of Survey No. 386

is clear marketable and free from all encumbrance subject to:-

1. Declaration Cum Indemnity Bond on title made by M/s. Param Developers, a partnership firm.
2. Fulfillment of terms and conditions laid down in N. A. use permission and approved plans and revisions made thereof, if any.
3. Public Notice being published in daily news paper.

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4. Mutation entry for charge release of The Sargasan Vividh Karyakari Sahakari Mandli in respect of Survey No.396/2 being entered in the revenue record and confirmed by the competent authority.
5. Mutation entry no.7721 being certified by the competent authority.
6. Provisions of the Gujarat Town Planning and Urban Development Act, 1976 and Use of land as per zone of GUDA.
7. Rules and Regulations of The Real Estate (Regulation & Development) Act, 2016 and The Gujarat Real Estate ( Regulation & Development) (General) Rules, 2017 and amendments made thereof, if any.
8. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

**Note of caution and disclaimer:-**

- This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover the registration record of the year 1984 to June-2007 of sub-registrar office is destroyed/torn out, hence it cannot be inspected and its search is not available and search for the period of July-2007 to dated 09/07/2021 is given by the office of sub registrar through computerized search report with condition that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and based on that, the above Title Report is issued for its personal use.
- Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.
- Please ascertain that the rights of Third party such as booking, allotment, transfer, charges, lien, and encumbrances created if any is protected.

DATED THIS 10<sup>th</sup> DAY OF JULY, 2021



VINOD C. DARJI  
ADVOCATE  
09/227/2009