

CHAMPAVAT VANDANA

M.No.9426014074

NIKHIL K. VED

M.No.9427607222

ADVOCATES

OFFICE ADDRESS:- 405, SHALVIK AVENUE, NARANPURA CHAR RASTA, NARANPURA, AHMEDABAD. PHONE NO. 27460066

NON-ENCUMBRANCE CERTIFICATE

To,
**SHIVAAY DEVELOPERS
GANDHINAGAR.**

This is to certify that non agricultural land bearing Survey No.546 Non Agricultural land comes in T.P.S. No.13, allotted Final Plot No.31 admeasuring 2742 Sq.Mts. paiky for 2181 Sq.Mts. Residential purposed and 561 Sq.Mts. Commercial purposed N.A land and Survey No.544 Non Agricultural land comes in T.P.S. No.13, allotted Final Plot No.29 admeasuring 2225 Sq.Mts. paiky for 1765 Sq.Mts. Residential purposed and 460 Sq.Mts. Commercial purposed N.A land and Survey No.547 Non Agricultural land comes in T.P.S. No.13, allotted Final Plot No.35 admeasuring 1691 Sq.Mts. paiky for 1339.27 Sq.Mts. Residential purposed and 351.73 Sq.Mts. Commercial purposed N.A land. The above lands situated and lying on Mouje Vavol, Tal. Gandhinagar, Dist. Gandhinagar belonging to SHIVAAY DEVELOPERS A PARTNERSHIP FIRM.



I invited claims/ objection from the public at large by publishing Public Notice in the daily news paper "DIWYA BHASHKAR" For Sur. No.544 agricultural land infavour of Bakula Dhirubhai Desai on dt.8/5/2018, Sur. No.546 N.A. Land inavour of Nilendu Harshvadan Patel on dt.15/5/2018 and Sur. No.547 N.A. Land of Bakula Dhirubhai Desai, Nilendu Harshvadan Patel and Shailesh Viththalbhai Patel on dt.8/5/2018.

Thereafter Sur. No.544 owner Bakula Dhirubhai Desai was apply of N.A. Use Permission for T.P.S. No.13, F.P. No.29 admeasuring 2225 Sq.Mts. lands for used of Residence and Commercial vide order of Collector vide no.CB/JAMIN/TATKAL/B.KH./S.R. /144/16/VASHI. 19710 TO 19724/2018 ON DT.5/6/2018. The Kachi Entry entered by Collector vide mutation entry no.9079. Thereafter Bakula Dhirubhai Desai was executed Sale Deed infavour of Shivaay Developers a partnership firm in the office of the sub registrar vide sr.no.15264/2018 on dt.30/7/2018. Thereafter Sur. No.546 land owner Nilendu Harshvadan Patel was executed Sale Deed infavour of Shivaay Developers a partnership firm in the office of the sub registrar vide sr.no.15266/2018 on dt.30/07/2018. Thereafter Sur.no.547 land owner

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Patel Nilendubhai Harshvadan(26.8%), Bakula Dhirubhai Desai(53.60%) and Shailesh Viththalbhai Patel(19.60%) was executed Sale Deed infavour of Shivaay Developers a partnership firm in the office of the sub registrar vide sr.no.15268/2018 on dt.30/7/2018. Thereafter Firm was given application for entering name in the revenue record and mutation entry was entered vide entry no.9100,9101,9102. The All entries are Kachhi Entries.

Thereafter Nilendubha Harshvadan Patel was executed affidavit as individual and Partners of Shivaay Developers. The affidavit notarised before notary Dipaba S. Parmar vide sr.no.101/18 on dt.3/8/2018. And Bakula Dhirubhai Desai was executed affidavit as individual and Partners of Shivaay Developers. The affidavit notarised before notary Dipaba S. Parmar vide sr.no.102/18 on dt.3/8/2018. And Shailesh Viththalbhai Patel was executed affidavit as individual and Partners of Shivaay Developers. The affidavit notarised before notary Dipaba S. Parmar vide sr.no.103/18 on dt.3/8/2018. Their all are declare that the said land has not been given in security not create any charged or security not created any charged or encumbrance of any nature whatsoever thereon not the said land is subject matter of any pending proceedings not any order, decree, attachment or any order of any court operating against the said land. Their all are also declare that he was partner of Shivaay Developers and as a individual and a partners of Shivaay Developer not create any charge which adversely affects the title, and on the basis of the affidavit/declaration, I hereby opine that the said land is without encumbrance subject to 1. Fulfilment of term and condition of N.A. Order of Sur. No.544,546,547. 2. Mutation Entry no.9079 is certified by authority. 3. Fulfilment of term and Condition of different Rajachithi issued by GUDA.4. Mutation Entry no.9102, 9101, 9100 are certified by authority.

Ahmedabad
Date:-4/8/2018



A handwritten signature in black ink, appearing to be "Champa Vat Vandana".

CHAMPAVAT VANDANA
Advocate