

KAUSHIK S. Gupta
Advocate

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NON ENCUMBRANCES CERTIFICATE

Date: 09/09/2019

To:
Vinodkumar Kanaiyalal Bachani
Nareshkumar Kanaiyalal Bachani

Ref : In matter title clearance of land admeasuring 197.49 sq. mtrs. of City Survey No. 1654 Paiki and land admeasuring 74.25 sq. mtrs. of City Survey No. 1655 total N.A. land admeasuring 271.74 sq. mtrs. of Sub Plot No. 3/A, Hissa No. 1/3 Paiki, Final Plot No. 7 Paiki, T.P.S. No. 4 situate at Moje-Rajpur-Hirpur, Taluka-Maninagar, District Ahmedabad and Sub District Ahmedabad-7 (Odhav) Belonging to Vinodkumar Kanaiyalal Bachani & Nareshkumar Kanaiyalal Bachani

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THIS IS TO CERTIFY THAT, we have examined the titles of aforesaid property and have caused to be taken searches (computerized) of available revenue and registration record for last 20 years through our search clerk to the land admeasuring 197.49 sq. mtrs. of City Survey No. 1654 Paiki and land admeasuring 74.25 sq. mtrs. of City Survey No. 1655 total N.A. land admeasuring 271.74 sq. mtrs. of Sub Plot No. 3/A, Hissa No. 1/3 Paiki, Final Plot No. 7 Paiki, T.P.S. No. 4 situate at Moje-Rajpur-Hirpur, Taluka-Maninagar, District Ahmedabad and Sub District Ahmedabad-7 (Odhav) and from that and information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the land during the Period for which the record is not available which would make the title defective.

That Vinodkumar Kanaiyalal Bachani & Nareshkumar Kanaiyalal Bachani had purchased the subject property from its previously owner Hasmukhlal Hiralal Kayasth, Arvindlal Hiralal Kayasth, Sureshchandra Hiralal Kayasth & Jayendra Hiralal Kayasth by registered sale deed, which is registered before Sub Registrar Ahmedabad-7 (Odhav) under Serial No. 4848 dated 13.08.2012. Thus Vinodkumar Kanaiyalal Bachani & Nareshkumar Kanaiyalal Bachani had became joint owner of said subject property.

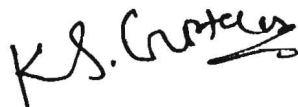
I have also taken a necessary search in the record of Sub Registrar Ahmedabad-7 (Odhav) Vide Receipt No. 2019007027187 , Application No. 18448 dated 16.08.2019 for the last 20 years, but I do not found any registered encumbrances or any charge/lien in favour of any Individual, Bank, Financial Institution.

Looking to the abovementioned facts and circumstances I hereby opine that **ABOVE SAID LAND IS FREE FROM ALL ENCUMBRANCES SUBJECT TO :-**

- (1) Usual Declaration.
- (2) Compliance of conditions laid down in all Government Orders and approvals
- (3) Relevant provisions of Town Planning & Urban Development Act.
- (4) Compliance of conditions laid down in Zoning Certificate.
- (5) Any other law & act in force.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF of land admeasuring 197.49 sq. mtrs. of City Survey No. 1654 Paiki and land admeasuring 74.25 sq. mtrs. of City Survey No. 1655 total N.A. land admeasuring 271.74 sq. mtrs. of Sub Plot No. 3/A, Hissa No. 1/3 Paiki, Final Plot No. 7 Paiki, T.P.S. No. 4 situate at Moje-Rajpur-Hirpur, Taluka-Maninagar, District Ahmedabad and Sub District Ahmedabad-7 (Odhav)



KAUSHIK S. GUPTA
ADVOCATE

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(ADVOCATE)
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