



Sejwani & Co.

Solicitor, Advocates & Notary

Deepak B. Sejwani
Advocate & Notary

Dhiraj D. Sejwani
Solicitor & Advocate

Raju D. Sejwani
Advocate

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Ref No: S&Co/KB_Rera2/2020

NON ENCUMBRANCE CERTIFICATE

To,
Karnavati Builders
A partnership firm,
Ahmedabad.



RE: ALL THAT PIECE AND PARCEL of non agricultural land bearing Survey Nos. 53/B/2 admeasuring 6408 Sq. Mtrs. and Survey No. 54/2-B admeasuring 8986 total admeasuring 15394 and as per Final Plot No. 52/2 admeasuring 8963 Sq. Mtrs. (after deducting area admeasuring 6431 Sq. Mtrs. of road as per T.P. Scheme) of Draft Town Planning Scheme No. 80 within the sim of Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub District of Gandhinagar.

Sir,

Pursuant to your instructions given to investigate the title of the property mentioned hereinabove, I, Deepak B. Sejwani, Advocate & Notary having experience of more than 10 years, have caused necessary searches to be taken with the available revenue and sub-registry records for a period of about 16 years (2005-2020) by our search clerk.

Further, I have also perused the relevant papers and documents and after referring documents and after due sub-registry search and from that information provided to us and relevant papers/documents given to us and believing same to be true, correct and genuine, in our opinion the aforesaid property is in the name of Karnavati Builders, a partnership firm.

Further I have found that the said Karnavati Builders, a partnership firm has implemented a scheme of residential flat scheme namely 'Karnavati Premier Living' on the said land.

Moreover, said Karnavati Builders, a partnership firm for implementing the scheme namely 'Karnavati Premier Living' on the said land, had obtained a loan from HDFC Ltd., Navrangpura



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Branch, Ahmedabad over the said parcels of land and created mortgage in favour of said HDFC Limited. The Mortgage Deed was registered with the Sub-registrar of Assurances at Gandhinagar. The said mortgage was fully repaid and hence a Re-conveyance Deed dated 31-08-2020 was registered with Sub Registrar of Gandhinagar under Serial No. 14566. Therefore charge of HDFC Limited was removed over the said land.

However, you have entered into Sale agreement and Sale deed for the sale of the some of the units of the said scheme. Other than that the said land and project is owned by you.

Therefore I state and declare the project land i.e. all that piece and parcel of non agricultural land bearing Survey Nos. 53/B/2 admeasuring 6408 Sq. Mtrs. and Survey No. 54/2-B admeasuring 8986 total admeasuring 15394 and as per Final Plot No. 52/2 admeasuring 8963 Sq. Mtrs. (after deducting area admeasuring 6431 Sq. Mtrs. of road as per T.P. Scheme) of Draft Town Planning Scheme No. 80 within the sim of Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub District of Gandhinagar is free from encumbrances.

DATED THIS 8th DAY OF SEPTEMBER, 2020



DEEPAK B. SEJWANI

ADVOCATE & NOTARY