

Date : 28/06/2021

Ref. No. 5866

NON-ENCUMBRANCE CERTIFICATE

This is to certify that, Non-agricultural land bearing **Final Plot No. 95** (Old Final Plot No. 34) containing by total admeasurements **12383 Sq. Mtrs.** (allotted in lieu of Survey No. 432, containing by admeasurements 20639 Sq. Mtrs.) of T.P. Scheme No. 72, situate lying and being at Moje Zundal, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar.

We further state that a **Commercial** project known as "**THE CBD**" is being developed on said land bearing **Final Plot No. 95** (Old Final Plot No. 34) containing by total admeasurements **12383 Sq. Mtrs.** (allotted in lieu of Survey No. 432, containing by admeasurements 20639 Sq. Mtrs.) of T.P. Scheme No. 72, situate lying and being at Moje Zundal, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar by "**Zundal Enterprise**" a partnership firm.

We state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 (TEN) years in matters of investigation of title to the said land and properties and to advise in the matters relating thereto.

We specifically state that there is no encumbrance of any type including title rights or financial charge of anybody over the said land and that, titles of the said lands are clear and marketable and free from encumbrance subject to:

- (1) Charge of State Bank of India for Rs.25,00,00,000/- (Rs. Twenty Five Crores Only) as per Mortgage Deed (Serial No. 12005, dated 29-7-2020).
- (2) Allotment or Agreement For Sale (without possession) for units of the project.



(Sharad N. Darji)

Advocate