

Ref. No. :

Date : 27 / 11 / 2019

To,
M/s. A. Shridhar Infracon LLP,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



Re:- Residential Use Non Agricultural land bearing Final Plot No. 86 admeasuring about 3257 sq. mtrs. [allotted in lieu of Block No. 698 admeasuring about : He.Are.Sq.Mtrs.: 0-54-28 or thereabout] of Draft Town Planning Scheme No. 405 (Shilaj-Ambli), situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), alongwith the ongoing construction of scheme of Residential Units in the aforesaid land in the name of "KAVERI TRISARA", belonging to M/s. A. Shridhar Infracon LLP, a Limited Liability Partnership Firm being the absolute owner-occupier. (Hereinafter referred to as the said "Property")

I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper "Gujarat Samachar" dtd.30.09.2016 in the name of previous land owners, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1989 to 2019. I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have found entry related to Registered Indenture of Mortgage executed by M/s. A. Shridhar Infracon LLP, in favour of ICICI Bank Ltd. vide Sr. No. 12782, dtd.15.10.2019 as the said Owner-Developer has obtained Project Loan for an amount of Rs.20,00,00,000.00 (Rupees Twenty Crore Only) against the mortgage of the project land and other of its Land bearing Final Plot No. 18+29 admeasuring about 2633 sq. mtrs. [allotted in lieu of (1) Block No. 518 admeasuring about : He.Are.Sq.Mtrs.: 0-35-60 and (2) Block No. 718 admeasuring about : He.Are.Sq.Mtrs.: 0-02-02 totally admeasuring about : 3762 sq.mtrs.] of Draft Town Planning Scheme No. 216, situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) with ICICI Bank Ltd. as referred above and except it I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. Except the aforesaid Project Loan of ICICI Bank Ltd., the said property is free from all kind of litigations, charges, encumbrances and dues.

As M/s. A. Shridhar Infracon LLP have agreed to sale certain Residential Units of the aforesaid project to several parties, they might have taken loans / financial facilities to purchaser their concerned Unit. Therefore this Certificate is issued subject to the said loans / financial facilities.

DATED THIS 27TH DAY OF NOVEMBER, 2019



Maulik D. Modi
Advocate

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.