

Sanjiv P. Shah
Advocate

A-1103, Parshwa Luxuria,
Opp. Santoor Bunglows,
Nr. Jayantilal Park B.R.T.S. Bus Stand,
Ambli – Iscon Road,
Ambli, Ahmedabad - 380058
M : 98252 89593

NON – ENCUMBRANCE CERTIFICATE

DATE : 09-08-2021

WHOMSOEVER IT MAY CONCERN

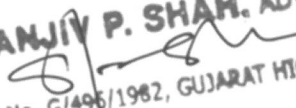
Sir

Re : Certificate in respect to the N.A. Land admeasuring 4148 sq. meters bearing old survey No. 1388 and as per F.P. No. 309 admeasuring 2489 sq. meters of T.P. scheme No. 128 at Mouje Vatva, Taluka. Vatva, (Ahmedabad East) in the registration of District Sub District Ahmedabad belong to at present M/s. Orange Builder.

Pursuant to your instructions, I have already investigated title to the N.A. Land which is more particularly described in the schedule hereunder written and I submit my report on title as under :

I have already submitted Title Certificate regarding land bearing survey No. 1388 bearing Final Plot No. 309 of T.P. Scheme no 128 for the Non - Agricultural land on Dt. 12-01-2021 and copy of the certificate dated 12-01-2021 is hereby submitted.

I have already taken a necessary search on 31-12-2020 & 02-01-2021 at sub Registrar office at Ahmedabad for the period of 1994 to 2021 and also at sub register office at ahmedabad - 1 city for the period 1975 to 1994 on 11-01-2021 and also from the search of the revenue records for last more than 60 years & also on the basis of given Public Notice dated 30/12/2020 published in Divya Bhaskar daily newspaper for inviting objection and also on the basis of relevant papers produced before me. I submit the report as under :-

SANJIV P. SHAH. ADVOCATE

S. No. G/496/1982, GUJARAT HIGH COURT

It is pertinent to note that the recorded maintained by Sub Register Ahmedabad City – 1 for the period 1975 to 1994 is not a good condition. Most of the recorded have been destroyed and lost and so on the basis whatever records available this search for the period of 1975 to 1994 has been made.

During my search I have not found any charge or encumbrances over the said land bearing old survey No. 1388 bearing F.P. No. 309 of T. P. scheme No. 128 at Mouje Vatva, Taluka. Vatva, (Ahmedabad East) in the registration of District Sub District Ahmedabad proposed to be purchase by M/s. Orange Builder a Partnership Firm.

Further I have found that M/s. Orange Builder a Partnership Firm have put up a Commercial Scheme Named "Paarijat Business Center" with Raja Chitthi No. 05073/100621/A4921/R0/M1 dated 05-08-2021.

I hereby declare that :

- (1) A certificate issued in form implies that there are no registered transactions / liabilities pertaining to the property for a specific time period.**
- (2) I have issue my opinion on basis of Govt. Sub. Registrar search Record, Ahmedabad & I have not found any encumbrance & hence the land is clear, marketable & free from all encumbrances.**

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of freehold non agricultural land admeasuring 4148 sq.mtr. as per Final Plot No. 309 of T.P. Scheme No. 128 and admeasuring 2489 sq.mtrs as per old survey No. 1388 at Mouje Vatva, Taluka Ahmedabad (East) in the registration of District Sub-District Ahmedabad-11 (Aslali).

I hope that you will find everything in order.

Date :

Place : Ahmedabad.

SANJIV P. SHAH, ADVOCATE
S. No. 496/1982, GUJARAT HIGH COURT
Sanjiv P. Shah (Advocate)

The Bar Council of Gujarat

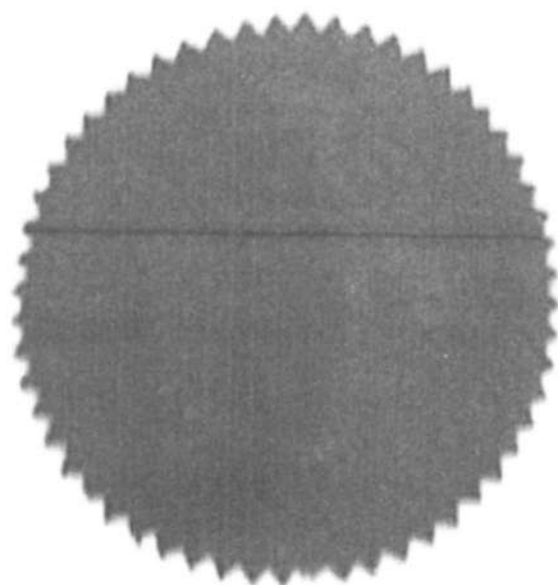
The 3rd. Day of August 1982.

This is to Certify that the Name of

Mr. Tanjiv Beafelchandra Shah.

is entered as an Advocate on the State Roll maintained by

The Bar Council *under the provisions of Section*
17 of the Advocates Act, 1961 (Act No. 25 of 1961).



Chairman,
The Bar Council of Gujarat

The Bar Council of Gujarat