

202, Sundaram, Opp. Mudita Mithai, B/s. Hills Nursery School, Nanpura Main Road, Surat-395 001.
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:: NON-ENCUMBRANCE CERTIFICATE ::

This is to certify that I have inspected the index record as available in the office of the Sub-Registrar-2(Udhna), Surat from 2000 to 2012 and Sub-Registrar-7 (Hazira), Surat from 2012 to 2019 and Sub-Registrar-1 (Athwa), Surat from 1989 to 2000 relating immoveable property bearing Revenue Survey Nos.411, 412/1, 412/2, 414, 511 and 512, Block No.379/B/2 paiki, Town Planning Scheme No.59 (Pardi Kande-Sachin-Kansad), Original Plot No.136/A, Final Plot No.136/B admeasuring about 11,925 sq. mts. as per town planning scheme of village Sachin, Taluka Choryasi, District Surat as mentioned in my title clearance report dt.26/3/2019. This land at present belongs to the partnership firm of M/s. Blue Feathers Infracon of Surat. After making necessary search on the basis of the documents furnished before me and on inspection of the revenue records and sub-registry records, I am of the opinion that the said immoveable property till date is held by the M/s. Blue Feathers Infracon, a partnership firm, and that land is free from all sorts of encumbrances, sale, gift, mortgage, etc. **SUBJECT TO CHARGE OF SURAT NATIONAL CO-OPERATIVE BANK LTD.** and that M/s. Blue Feathers Infracon, a partnership firm has a clear, marketable and unencumbered title to the above immoveable property **SUBJECT TO CHARGE OF SURAT NATIONAL CO-OPERATIVE BANK LTD.**

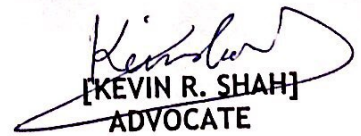
The said property is mortgaged with Surat National Co-op. Bank Ltd. vide mortgage deed bearing Serial No.4082 dt.13/10/2017 registered in the office of the Sub-Registrar-7 (Hazira), Surat and a rectified mortgage deed is registered in the office of the Sub-Registrar-7 (Hazira), Surat at Serial No.667 dt.9/2/2018. As per mortgage deed the approved loan amount is Rs.5,00,00,000/-. The said mortgage is still in continuance.

I am practicing as Advocate since 2004. I am having experience of 15 years. My Enrollment Number in Bar Council is G/2273/2004.

Place : Surat

Date : 26/3/2019




[KEVIN R. SHAH]
ADVOCATE