

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
 BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO.

11410/2019
 To,
 ADI SHANTIGRAM ESTATES LLP
 A Limited Liability Partnership Firm

NON-ENCUMBRANCE CERTIFICATE



THIS IS TO CERTIFY THAT ADI SHANTIGRAM ESTATES LLP, a Limited Liability Partnership Firm registered under The Limited Liability Partnership Act, 2008 having LLP Identity Number AAN-2934 on account of certificate of incorporation issued by the Registrar, Gujarat, Dadra and Nagar Havelli on 17/09/2018, having its registered office at Ground Floor, Heritage Tower, B/h. Visnagar Bank, Ashram Road, Usmanpura, Ahmedabad - 380 014, Gujarat (hereinafter called the "Promoter") is owner and possessor of the Non Agriculture land admeasuring about 5483.83 sq.mtrs which is carved out of land of Block No 368, Block No 369, Block No 369/ A, Block No 372/1 paiki and Block No 373/ A, as detailed in the table hereunder, situate, lying and being at Moje Jaspur, Taluka Kalol, in the Registration District of Gandhinagar and Sub District of Kalol and belonging to ADI SHANTIGRAM ESTATES LLP, A Limited Liability Partnership firm. more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Block No	Area owned by ADI SHANTIGRAM ESTATES LLP (in sq.mtrs)	Out of Total Land (in sq.mtrs)
368 paiki	4931.34	28025
369 paiki	5.24	2023
369/ A paiki	294.60	1922
372/1paiki/part	172.82	11204
373/ A paiki	79.83	4957
Total	5483.83	48131

Further said Promoter has commenced construction of residential project named ""THE STOREYS"" on the said Project Land.

That Plan for making residential construction on the land admeasuring about 5483.83 sq.mtrs carved out of land of Block No 368, 369, 369/A, 372/1 and 373/A is sanctioned by Ahmedabad Urban Development Authority vide its order bearing No PRM/161/11/2020/30 dated 20-01-2021 having IFP No/E-Nagar: JSK/11/2020/0170 dated 28-01-2021

As per instructions, we have examined the titles of the aboveresferred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy, we have issued a Title Certificate cum Report dated 10-02-2021.

In furtherance of said Title Report dated 10-02-2021 and subject to what is stated therein, we hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/ litigations.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non Agriculture land admeasuring about 5483.83 sq.mtrs which is carved out of land of Block No 368, Block No 369, Block No 369/A, Block No 372/1 paiki and Block No 373/A, as detailed in the table hereunder, situate, lying and being at Moje Jaspur, Taluka Kalol, in the Registration District of Gandhinagar and Sub District of Kalol.

Block No	Area owned by ADI SHANTIGRAM ESTATES LLP (in sq.mtrs)	Out of Total Land (in sq.mtrs)
368 paiki	4931.34	28025
369 paiki	5.24	2023
369/A paiki	294.60	1922



372/1paiki/part	172.82	11204
373/ A paiki	79.83	4957
Total	5483.83	48131

PLACE : AHMEDABAD

DATE : 10TH FEBRUARY, 2021

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate

Enrl No. G/559/2007

