

NON-ENCUMBRANCES - CERTIFICATE

File No. HSS/NEC

Date: 03/05/2023

To,
M/s. SUNBIRD PROCON LLP
17, Ganesh Park Bungalow Part-2,
R.C. Technical Road, Ghatlodia,
Ahmedabad.

This is to Certify that, immovable property of the scheme which is known as "Sun Rising Homes Phase-2" (Situated on the land of Sub Plot No.2) being constructed on Non Agricultural Land bearing Sub Plot No.1 having its Net Plot area admeasuring 5333.11 sq. mtrs., and Sub Plot No.2 having its Plot area admeasuring 7580.89 sq. mtrs., which made out of Final Plot No.220 paiki admeasuring 12914 sq. mtrs., {Allotted in lieu of Block No.118 admeasuring 23472 sq. mtrs., along with admeasuring 405 sq. mtrs., (Pot Kharaba) total admeasuring 23877 sq. mtrs., (Account No.178)} {As per F-Form after deduction of Road purpose admeasuring of Block 22023 sq. mtrs., which allotted Final Plot admeasuring 13214 sq. mtrs., paiki admeasuring 12914 sq. mtrs.,} of Draft Town Planning Scheme No.65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) situate, lying and being at Mouje Jagatpur, Taluka Ghatlodiya & District Ahmedabad and Registration Sub-District at Ahmedabad-8 (Sola) is owner and possessed by **M/s. SUNBIRD PROCON LLP, a Limited Liability Partnership** which is herein after called as "Said Land" is clear and marketable and free from encumbrances without reasonable doubts except as mentioned in my earlier report on Title dated 30/12/2020 and Non Encumbrances Certificate dated 30/12/2020 and Supplementary Title Certificate with Report dated 06/08/2021.

Further said that the **M/s. SUNBIRD PROCON LLP, a Limited Liability Partnership** has proposed Residential/commercial Scheme in name of "Sun Rising Homes Phase-2" (Situated on the land of Sub Plot No.2) hereinafter called as project.

I state that, I am entrusted with the work of investigation of title of the said land and, I have experience of more than 10 (Ten) years in matters of investigation of title to the land and property.



Hetal S. Shah (Advocate)

Enrollment No.G/647/2008



I have obtained Interim Search for the year 2021 to 2023, from the Concern Sub Registrar office at Ahmedabad-8 (Sola) vide my Application No. 8022023502621 dated 02/05/2023 and in which I have not found any registered charge in respect of the said land.

Dated this 02nd day of May, 2023.



**Hetal S. Shah
(Advocate)**

