



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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NON ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Freehold Non-Agricultural Land bearing Revenue Survey No. 192/1 admeasuring 7386 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 50 (Bodakdev) and Final Plot No. 227 was given in lieu thereof and area thereof fixed to extent of 4650 sq.mts. of Mouje Bodakdev of Ghatlodia Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) belonging to **"TIMES INFRABUILD LLP"**, a Partnership Firm of Ahmedabad having its Office at : 12-B, Swati Bunglows, Bodakdev, Ahmedabad.

THIS IS TO CERTIFY THAT "TIMES INFRABUILD LLP", a partnership firm of Ahmedabad having its office at : 12-B, Swati Bunglows, Bodakdev, Ahmedabad. (hereinafter called the "Promoter") is owned and possessed the Freehold Land bearing Revenue Survey No. 192/1 admeasuring 7386 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 50 (Bodakdev) and Final Plot No. 227 was given in lieu thereof and area thereof fixed to extent of 4650 sq.mts. of Mouje Bodakdev of Ghatlodia Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"** and I had given Title Certificate with Search Report on Title of the said land on 14/05/2022.

Further said Promoter started to construct project namely **"TIMES 104"** on the said Project land and same will be register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.



(2)

That after taking necessary searches of the Revenue Records maintained by the Mamlatdar Ghatlodia Taluka at Ahmedabad and that of the Talati Mouje Bodakdev and from the search of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad-1 (City) from 1990 to 1994, , Sub Registrar of Ahmedabad-3 (Memnagar) from 1994 to 2021, District Registrar of Ahmedabad-13 (City Taluka) from 2011 to 2021 and and District Sub Registrar of Ahmedabad-3 (Memnagar) from 2019 to 2022 i.e. for the last more then 30 years viz. 1994 to 13/05/2022. I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non-Agricultural Land bearing Revenue Survey No. 192/1 admeasuring 7386 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 50 (Bodakdev) and Final Plot No. 227 was given in lieu thereof and area thereof fixed to extent of 4650 sq.mts. of Mouje Bodakdev of Ghatlodia Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) and the same is bounded as follows :

On or towards the North :	By Final Plot No. – 373 (SFR) and 381 (S.E.W.S.H.)
On or towards the South :	By 30 Meter T.P. Road





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On or towards the East : By Final Plot No. 238
On or towards the West : By Final Plot No. 379/A (SFC)



PLACE : AHMEDABAD

DATE : 14/05/2022

BCG Enrollment No. : G/1214/2006



For, **VIJAY Y. CHAUGULE & CO.**
ADVOCATE