

A.G. Bapat & Co.

ADVOCATES

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Mr. ANAND G. BAPAT
M.Com,LL.B.,D.T.P.
M. 9825281495

Ref: No. 2759/2023

To,

Aaryan Build Projects LLP

NON – ENCUMBRANCE CERTIFICATE

Re.: Old Tenure Non – Agricultural Land situate, lying and being at Mouje : Shilaj, Taluka : Ghatlodia, Dist.: Ahmedabad bearing (A) Amalgamated Block No. 1497/A + 1502 + 1504 + 1472 + 1471 + 1470 admeasuring 25279 sq.mts. (Old Block No. 1470 adm. 5665 sq.mts., Block No. 1471 adm. 4655 sq.mts., Block No. 1472 adm. 4957 sq.mts., Block No. 1502 adm. 2529 sq.mts., Block No. 1497/A adm. 5351 sq.mts., Block No. 1504 adm. 2122 sq.mts.) (B) Block No. 1497/B/1 adm. 5236 sq.mts. and (C) Block No. 1474 adm. 8194 sq.mts., total 38709 sq.mts. Paiki Agricultural Zone land area admeasuring 182 sq.mts. Deducted and remaining land admeasuring 38527 sq.mts. which was comprised in Town Planning Scheme No. 152(G)(Shilaj) and allotted Final Plot No. 102/1 and 102/2 Paiki Final Plot No. 102/1 admeasuring 18627 sq.mts. Paiki Plot No. 1 admeasuring 17231.77 sq.mts. (including common plot area adm. 1763.93 sq.mts.) togetherwith 336 Residential Flats to be constructed thereon in Block No. A, B, C, D, E, H, I in scheme known as “ARANYAM”, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 9 (Bopal), owned



by Aaryan Build Projects LLP. (Hereinafter referred to as the said "Property")

I hereby certify that, I have investigated the title of the Old Tenure Non – Agricultural Land situate, lying and being at Mouje : Shilaj, Taluka : Ghatlodia, Dist.: Ahmedabad bearing (A) Amalgamated Block No. 1497/A + 1502 + 1504 + 1472 + 1471 + 1470 admeasuring 25279 sq.mts. (Old Block No. 1470 adm. 5665 sq.mts., Block No. 1471 adm. 4655 sq.mts., Block No. 1472 adm. 4957 sq.mts., Block No. 1502 adm. 2529 sq.mts., Block No. 1497/A adm. 5351 sq.mts., Block No. 1504 adm. 2122 sq.mts.) (B) Block No. 1497/B/1 adm. 5236 sq.mts. and (C) Block No. 1474 adm. 8194 sq.mts., total 38709 sq.mts. Paiki Agricultural Zone land area admeasuring 182 sq.mts. Deducted and remaining land admeasuring 38527 sq.mts. which was comprised in Town Planning Scheme No. 152(G)(Shilaj) and allotted Final Plot No. 102/1 and 102/2 Paiki Final Plot No. 102/1 admeasuring 18627 sq.mts., in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 9 (Bopal), owned by Aaryan Build Projects LLP being the absolute Owner-Occupier.

Further, as a part of the investigation of the title, I gave public notice appeared in the daily newspaper Jay Hind, Gujarati Edition of 30-07-2022 for inviting claims, if any, in upon or to the said Property in question from any person whomsoever, and I have not received any objection/claim in response thereto.

Further said that Aaryan Build Project LLP has proposed construction of residential project in the name of Aranyam hereinafter called as said project.

Further, Aaryan Build Project LLP has obtained loan of ₹135.00 Crores from Housing Development Finance Corporation Ltd. by creating Mortgage Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad – 9 (Bopal), under Serial No. 8734 dated 30-05-2023. However there was a typographical error in unsold flats details, hence to rectify the same a Rectification Deed was also duly executed by Aaryan Build Project LLP in favour of Housing Development Finance Corporation Ltd. by creating Mortgage Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad – 9 (Bopal), under Serial No. 10307 dated 20-06-2023.



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By pursuing the title deeds relating thereto and taking necessary searches. I am of the opinion that the title of the owner in respect of the said land/property is clear, marketable and free from encumbrances (except charge of Housing Development Finance Corporation Ltd.) charges and/or claims.

Date : 28-06-2023.

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate

Sanad No:-
G/733/1995