

Ref No.

Date:

File No. 672/2022

To,

M/s. 7th Heaven Developers

A Partnership Firm,

Having its office at: A/1, C Type,

Purshottam Bungalows,

B/h. Gurudwara, Thaltej, Ahmedabad

Through its Authorized Partner

Sheetalbhai Devendrabhai Patel

Resi. At-Ahmedabad.



NON ENCUMBRANCE CERTIFICATE

This is to notify that the scheduled property is clear marketable and free from all encumbrances subject to:-

1. Usual Declaration cum Indemnity Bond on title made by 7th Heaven Developers, a Partnership Firm through its authorized partner Sheetalbhai Devendrabhai Patel.
2. Verification of all original documents.
3. Provisions of Draft Town Planning Scheme No. 3 (Bopal) and variations, if any and use of land as per zone of AUDA.
4. Rules and Regulations of The Real Estate (Regulation & Development) Act, 2016 and The Gujarat Real Estate (Regulation & Development) (General) Rules, 2017 and amendments made thereof, if any.
5. Confirmation of Binjal Pankajbhai Patel as self and as a natural guardian and father of minors Dhwanish and Dhwti and 2) Charmi Binjal Patel being obtained in respect of sale deed No.12627 dated 03/08/2022.
6. Fulfillment of terms and conditions laid down in N.A. Use permission and Approved Plans and revisions made thereof, if any.
7. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

ALL THAT piece or parcel of the Non-agricultural land for Multipurpose use bearing Final Plot No.187 admeasuring 3096 sq.mtrs. of Draft Town Planning Scheme No. 3 (Bopal) comprised of Block No. 538 admeasuring 5160 sq.mtrs. (as per revenue record land admeasuring 3096 sq.mtrs of final plot continue as Block no. 538 and remaining land admeasuring 2064 sq.mtrs. of Town Planning scheme deduction was given New Block No. 538/1) together with proposed construction standing thereon, which is known as "EARTH ELEANOR", situate, lying and being at Mouje Bopal, Taluka Ghatlodia in the Registration District of Ahmedabad and

Vinod C. Darji

B.Com., L.L.B.

ADVOCATE

223, Satyam Mall, Opp. Samaan Complex, Nr. Kameshwar School, Jodhpur Cross Road, Satellite, Ahmedabad-380015.
Ph. : 079 - 26760786 | E-mail : vcdarji123@gmail.com

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Sub-District of Ahmedabad-9 (Bopal) belonging to M/s. 7th Heaven Developers, a Partnership Firm through its authorized partner Sheetalbhai Devendrabhai Patel.

Detail of four boundaries of Block No. 538 are as follows (as per sale deed):-

Toward East : by land of Block No.537
Toward West : by land of Block No.539
Toward North : by land of Block No.542
Toward South : by land of Block No.185

Detail of four boundaries of Final Plot No. 187 are as follows (as per sale deed):-

Toward East : by land of Final Plot Nos. 188+189
Toward West : by land of Final Plot Nos. 259+263
(Neighborhood Centre)
Toward North : by land of Final Plot Nos. 190/1+203
Toward South : by 9 meters T.P. Road

Note of caution and disclaimer:-

- This is to inform that Search for the period of 1994 to dated 28/04/2023 is given by the office of sub registrar through computerized search report with condition that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and based on that, the above Title Report is issued for its personal use.
- Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas.
- This title report is restricted only to the ownership rights to the said land based upon the revenue records and does not address any other issue and i have not commented on the statutory, user, development and environmental permissions required for the development on the said land, not undertaken any on-site verification of the said land, not carried out verification of any court proceeding before any court/forum/authority, not verified any acquisition/reservation by any Government/semi-government authorities other than that mentioned in the revenue record and therefore, disclaim any responsibility with regard to details relating to such aspects.
- Please ascertain that the rights of Third party such as booking, allotment, transfer, charges, lien, and encumbrances created if any is protected.
- It has been noted that the land of Block No. 538 total Land admeasuring 5160 sq. mtrs. merged into draft town Planning Scheme No. 3 (Bopal) and allotted Final Plot No. 187 admeasuring 3096 sq.mtrs. and therefore separate 7/12 extract of remaining land admeasuring 2064 sq.mtrs. of town planning scheme deduction was given New Block No. 538/1.



DATED THIS 1st DAY OF MAY, 2023

VINOD C. DARJI
[Signature]
ADVOCATE

CR/227/2009
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