

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (C) 26860026 - 26860027 (R) 27430880 E-mail : janiandco@gmail.com

(O) 29710100 - 29710200

REF. NO. 10000/2014

To,

M/s Safal Goyal Realty LLP,
a Limited Liability Partnership Firm

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s Safal Goyal Realty LLP, a Limited Liability Partnership Firm registered under The Limited Liability Partnership Act, 2008 having LLP Identity Number AAB-5357 on account of certificate of incorporation issued by the Registrar, Gujarat, Dadra and Nagar Havelli on 20-5-2013, having its registered office at 10th Floor, Commerce House 4, Besides Shell Petrol Pump, 100 Feet Road, Prahladnagar, Satellite, Ahmedabad - 380 015 (hereinafter called the "Promoter") is owner and possessor of the **Non-Agricultural Land** bearing (i) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs. totally admeasuring about 4,21,683 sq. mtrs. now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. of Draft Town Planning Scheme no. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand and belonging to M/s Safal Goyal Realty LLP, a Limited Liability Partnership Firm. more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has commenced construction of Township project named "SKY CITY" on the said Project Land. The said Township consists of various types of residential cum commercial schemes of bungalows, Row Villas, Twin Villas, apartments and commercial units.

As per instructions, we have examined the titles of the abovereferred land and have caused to be taken searches (up to date of 15-02-2020) 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 Title Report dated 18-02-2020.

In furtherance of said Title Report dated 18-02-2020 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-Agricultural Land bearing (i) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs totally admeasuring about 4,21,683 sq. mtrs. now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. of Draft Town Planning Scheme no. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand.

PLACE : AHMEDABAD

DATE : 18TH February, 2020

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate

