



ADVOCATE

VIJAY CHAUGULE
Advocate

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

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NON ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Block No. 218 admeasuring 8701 sq.mtrs. covered within the limit of Town Planning Scheme No. 34 and Final Plot No. 57 admeasuring 5655 sq.mtrs. was given in lieu thereof of Mouje Jagatpur of Ghatlodiya Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-2 (Wadaj) more particularly described in the Schedule hereunder written belonging to **KINJAL EXPORTS**, a partnership firm of Surat having its office at : Shop No. 818, 8th Floor, Millennium Textile Market, Ring Road, Surat-395002.

THIS IS TO CERTIFY THAT "KINJAL EXPORTS", a Partnership Firm of Ahmedabad having its office at : Shop No. 818, 8th Floor, Millennium Textile Market, Ring Road, Surat-395002 (hereinafter called the "Promoter") is owned and possessed all that piece or parcel of Freehold Non-Agricultural Land bearing Block No. 218 admeasuring 8701 sq.mtrs. covered within the limit of Town Planning Scheme No. 34 and Final Plot No. 57 admeasuring 5655 sq.mtrs. was given in lieu thereof of Mouje Jagatpur of Ghatlodiya Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-2 (Wadaj) more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter intent to implement project will be known as "ALEXA" on the said Project land and same will be register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.

That after taking necessary searches of the Revenue Records maintained by the Talati, Mouje Jagatpur, and District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-1 (City) for the year of 1987 to 1993 and Sub-Registrar of Ahmedabad - 2 (Wadaj) for the



year of 1994 to 2020 (unto date of 13/07/2020) and Sub-Registrar of Ahmedabad - 13 (City Taluka) for the year of 2012 to 2019 (unto date of 29/04/2019) more then 32 years viz. (the registration records of the year 1980 to 1994 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it can not be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 25 years (1994 to 2020) is not well maintained/prepared by State Government and hence may be some error therein) and relying on Usual Declaration made on oath by promoter on 02/06/2020 before Notary Public of Surat, I have found that in the manner of detailed search report on title issued by me on 13/07/2020 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 Non-Agricultural Land bearing Block No. 218 admeasuring 8701 sq.mtrs. covered within the limit of Town Planning Scheme No. 34 and Final Plot No. 57 admeasuring 5655 sq.mtrs. was given in lieu thereof of Mouje Jagatpur of Ghatlodiya Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-2 (Wadaj) and as per T.P. Record the same is bounded as follows :

On or towards the North :	By 12 Meter T.P. Road
On or towards the South :	By Final Plot No. 49/2/3
On or towards the East :	By Final Plot No. 55
On or towards the West :	By 18 Meter T.P. Road

PLACE : AHMEDABAD

DATE : 13/07/2020



For, VIJAY Y. CHAUGULE & CO.

[Signature]
ADVOCATE



BAR COUNCIL THE STATE OF GUJARAT



Name

: VIJAY Y. CHAUGULE

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Enrolment

: G/1214/2006

GAWF No. : AM/AB/46197

D.O.B. :

: 28-09-1980

Holder's Signature

ADVOCATE

I/C Secretary