

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com
12011/2020

REF. NO.

To,

M/s SAFAL GOYAL REALTY LLP

A Limited Liability Partnership Firm

Ahmedabad



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 of Companies, Gujarat, dadra and Nagar Haveli on 25-05-2013, having its registered office at 101, 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 Sub Plot No. 1 admeasuring about 11,271.87 sq. mtrs of Final Plot no. 74 admeasuring about 22,703 sq. mtrs. [Given in lieu of Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs)] forming part of Draft Town Planning Scheme no. 91 (Sanathal-Telav) situate lying and being at Moje Sanathal, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has commenced construction of commercial cum residential project named "ORCHID BLUES" on the said Project Land.

That Plan for making residential cum commercial construction on the land of Sub Plot No. 1 admeasuring about 11,271.87 sq. mtrs of Final Plot no. 74 admeasuring about 22,703 sq. mtrs. [Given in lieu of Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs)] forming part of Draft Town Planning Scheme no. 91 (Sanathal-Telav) is sanctioned by Ahmedabad Urban Development Authority (AUDA) vide its order bearing IFP No./E-nagar:

JSK/03/2021/0049 having serial no. PRM/42/3/2021/122 dated 05-04-2021 and issued on 15-04-2021.

As per instructions, we have examined the titles of the aboveresferred land and have caused to be taken searches 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 Report dated 20-04-2021.

In furtherance of said Title Report dated 20-04-2021 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 Sub Plot No. 1 admeasuring about 11,271.87 sq. mtrs of Final Plot no. 74 admeasuring about 22,703 sq. mtrs. [Given in lieu of Block No 110 admeasuring about 37,838 Sq. mtrs. (including Pot Kharaba land admeasuring about 506 sq.mtrs)] forming part of Draft Town Planning Scheme no. 91 (Sanathal-Telav) situate lying and being at Moje Sanathal, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand. Said Land is bounded as under:

On or towards North	: 18 mtr wide T.P. Road
On or towards South	: Sub Plot No. 2 of Final Plot No. 74
On or towards East	: Applewood Township
On or towards West:	: 18 mtr wide T.P. Road

PLACE : AHMEDABAD

DATE : 20th APRIL, 2021

For Jani & Co,
Hursh P. Jani

HURSH P. JANI
Solicitor & Advocate
Enrl No. G/559/2007

