

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

REF. NO. 11875/11876/2020

To,

M/s. Swarnavella Developers LLP  
A Limited Liability Partnership Firm  
Ahmedabad.



**ENCUMBRANCE CERTIFICATE**

THIS IS TO CERTIFY THAT M/s. SWAMARVELLA DEVELOPERS LLP, having its registered office at Block F, F-104, Suyojan Flat, Nr, Sola Bhagwat vidhyapith, Sola, Ahmedabad-380061 (hereinafter called the "Promoter") is the owner and possessor of the Non-Agricultural Land bearing (1) Final Plot No. 156 admeasuring about 547 sq. mtrs (Given in lieu of Survey No. 382/6 admeasuring about 911 sq. mtrs) and (2) Final Plot No. 186 admeasuring about 1,882 sq.mtrs (Given in lieu of Survey No. 406/1 admeasuring about 3,136 sq. mtrs) forming part of Draft Town Planning Scheme No. 69 (Chandkheda-Zundal-Tragad), situate, lying and being at Moje Zundal, Taluka Gandhinagar, in the Registration District of Gandhinagar and Sub District of Gandhinagar more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential cum Commercial project namely "SWASTIKA MARVELLA" on the said Project Land.

As per instructions, we have examined the titles of the abovereferred 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 29-12-2021.

In furtherance of said Title Certificate Cum Report dated 29-12-2021 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 Freehold Non-Agricultural Land bearing (1) Final Plot No. 156 admeasuring about 547 sq. mtrs (Given in lieu of Survey No. 382/6 admeasuring about 911 sq. mtrs) and (2) Final Plot No. 186 admeasuring about 1,882 sq.mtrs (Given in lieu of Survey No. 406/1 admeasuring about 3,136 sq. mtrs) forming part of Draft Town Planning Scheme No. 69 (Chandkheda-Zundal-Tragad), situate, lying and being at Moje Zundal, Taluka Gandhinagar, in the Registration District of Gandhinagar and Sub District of Gandhinagar.

**PLACE : AHMEDABAD**

**DATE : 30<sup>th</sup> December, 2021**

**For Jani & Co,**



**PARESH R JANI**

**Solicitor & Advocate**

**Enrl. No. G/A/166/1974**

