

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. 10469/2016

To,

M/s. Optimistic Vision LLP.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. Optimistic Vision LLP, having its registered office at 5-8, First Floor, Block No. C, Galaxy Opal, Opp. Madhav Hall, Vastral, Ahmedabad (hereinafter called the "Promoter") is the owner and possessor of the Non-Agricultural land bearing (i) Final Plot No. 113/2/6 admeasuring 874 Sq. mtrs. and Final Plot No. 113/2/5 admeasuring 4144 Sq. mtrs. collectively admeasuring about 5018 Sq. mtrs. [given in lieu of Survey Nos. 138/3/p admeasuring 4443 Sq. mtrs., 138/3/p admeasuring 1567 Sq. mtrs., 183/B admeasuring 2075 Sq. mtrs., 182/B admeasuring 278 Sq. mtrs., totally admeasuring 8363 Sq. mtrs.] both the Final Plots forming part of Draft Town Planning Scheme No. 3 (Shela) situate, lying and being at Moje Shela, 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 started constructing Residential and Commercial project namely "HR ETERNIA" 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 08-03-2022.

In furtherance of said Title Certificate Cum Report dated 08-03-2022 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 (i) Final Plot No. 113/2/6 admeasuring 874 Sq. mtrs. and Final Plot No. 113/2/5 admeasuring 4144 Sq. mtrs. collectively admeasuring about 5018 Sq. mtrs. [given in lieu of Survey Nos. 138/3/p admeasuring 4443 Sq. mtrs., 138/3/p admeasuring 1567 Sq. mtrs., 183/B admeasuring 2075 Sq. mtrs., 182/B admeasuring 278 Sq. mtrs., totally admeasuring 8363 Sq. mtrs.] both the Final Plots forming part of Draft Town Planning Scheme No. 3 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub District of Sanand.

PLACE : AHMEDABAD

DATE : 09th MARCH, 2022

For Jani & Co,

Hursh P. Jani

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

