

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. 12241/2021

To,

Atithi Gokul Construction LLP.

NON-ENCUMBRANCE CERTIFICATE



THIS IS TO CERTIFY THAT Non Agricultural land bearing (i) Final Plot No. 209 paiki + 211 admeasuring 8,356 Sq. mtrs. (given in lieu of Survey No. 477/1/1 admeasuring 4,184 Sq. mtrs. and Survey No. 477/3 admeasuring 6,073 Sq. mtrs.) and (ii) Final Plot No. 212 admeasuring 7,163 Sq. mtrs. (given in lieu of Survey No. 478 admeasuring 11,934 Sq. mtrs.); in Draft Town Planning Scheme No. 56 (Sola - Gota- Ognaj) situate, lying and being at Moje Gota Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 08 (Sola) (herein after referred to as "Entire Project Land" is belonging to Bhavanbhai Jivanbhai Bharwad.

That out of Entire Project Land, Bhavanbhai Jivanbhai Bharwad has executed development agreement in favour of Atithi Gokul Construction LLP with respect to Phase 1 land admeasuring 5,208 Sq. mtrs. forming part of land bearing (i) Final Plot No. 209 paiki + 211 admeasuring 8,356 Sq. mtrs. (given in lieu of Survey No. 477/1/1 admeasuring 4,184 Sq. mtrs. and Survey No. 477/3 admeasuring 6,073 Sq. mtrs.) and (ii) Final Plot No. 212 admeasuring 7,163 Sq. mtrs. (given in lieu of Survey No. 478 admeasuring 11,934 Sq. mtrs.); in Draft Town Planning Scheme No. 56 (Sola - Gota- Ognaj). The said Development Agreement dated 04-02-2023 is registered before the Sub Registrar of Ahmedabad - 08 (Sola) at Serial No. 2543 on 04-02-2023.

Further said Promoter, Atithi Gokul Construction LLP, has started constructing commercial cum residential construction project namely "HIGHLINE PHASE- 1" on the said Phase - 1 land.

As per instructions, we have examined the titles of the above referred 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 17-02-2023.

In furtherance of said Title Certificate Cum Report dated 17-02-2023 and subject to what is stated therein and we hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations.

SCHEDULE

(Description of the Phase - 1 land)

ALL THAT piece or parcel of Phase 1 land admeasuring 5,208 Sq. mtrs. forming part of Non Agricultural land bearing (i) Final Plot No. 209 paiki + 211 admeasuring 8,356 Sq. mtrs. (given in lieu of Survey No. 477/1/1 admeasuring 4,184 Sq. mtrs. and Survey No. 477/3 admeasuring 6,073 Sq. mtrs.) and (ii) Final Plot No. 212 admeasuring 7,163 Sq. mtrs. (given in lieu of Survey No. 478 admeasuring 11,934 Sq. mtrs.); in Draft Town Planning Scheme No. 56 (Sola - Gota- Ognaj) situate, lying and being at Moje Gota Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 08 (Sola).

PLACE : AHMEDABAD

DATE : 18th MARCH, 2023

For Jani & Co.,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007

