

A.G. Bapat & Co.

ADVOCATES

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Mr. ANAND G. BAPAT
M.Com,LL.B.,D.T.P.
M. 9825281495

Ref: No. 2709/2023

To,

M/s. AUM SHREYA REALTY LLP

NON – ENCUMBRANCE CERTIFICATE

Re.: Non – Agricultural Land situate, lying and being at Mouje : Jodhpur, Taluka : Vejalpur, Dist.: Ahmedabad bearing (I) Revenue Survey No. 335/1 (Old Revenue Survey No. 1008/1 of Village Vejalpur), admeasuring 4047 sq.mts. which was comprised in Town Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 10 admeasuring 2548 sq.mts., (II) Revenue Survey No. 344/1 (Old Revenue Survey No. 1017/1 of Village Vejalpur), admeasuring 1416 sq.mts. which was comprised in Town Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 22/3 admeasuring 891 sq.mts., (III) Revenue Survey No. 353/2 (Old Revenue Survey No. 1026/2 of Village Vejalpur), admeasuring 2529 sq.mts. which was comprised in Town Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 32 admeasuring 1592 sq.mts., (IV) Revenue Survey No. 358/2 (Old Revenue Survey No. 1031 Paiki), admeasuring 3952 sq.mts. which was comprised in Town Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 41 admeasuring 2489 sq.mts., (V) Revenue Survey No. 360/2 (Old Revenue Survey No. 1033/2 of Village Vejalpur), admeasuring 708 sq.mts. which was comprised in Town



Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 37/2 admeasuring 446 sq.mts., total Final Plot Area admeasuring 7966 sq.mts.. togetherwith 133 Residential Units to be constructed in Block Nos. A+B+C+D+E, in scheme known as “THE BELLAGIO”, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 4 (Paldi), owned by M/s. AUM SHREYA REALTY LLP. (Hereinafter referred to as the said “Property”)

I hereby certify that, I have investigated the title of the Non – Agricultural Land situate, lying and being at Mouje : Jodhpur, Taluka : Vejalpur, Dist.: Ahmedabad bearing (I) Revenue Survey No. 335/1 (Old Revenue Survey No. 1008/1 of Village Vejalpur), admeasuring 4047 sq.mts. which was comprised in Town Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 10 admeasuring 2548 sq.mts., (II) Revenue Survey No. 344/1 (Old Revenue Survey No. 1017/1 of Village Vejalpur), admeasuring 1416 sq.mts. which was comprised in Town Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 22/3 admeasuring 891 sq.mts., (III) Revenue Survey No. 353/2 (Old Revenue Survey No. 1026/2 of Village Vejalpur), admeasuring 2529 sq.mts. which was comprised in Town Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 32 admeasuring 1592 sq.mts., (IV) Revenue Survey No. 358/2 (Old Revenue Survey No. 1031 Paiki), admeasuring 3952 sq.mts. which was comprised in Town Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 41 admeasuring 2489 sq.mts., (V) Revenue Survey No. 360/2 (Old Revenue Survey No. 1033/2 of Village Vejalpur), admeasuring 708 sq.mts. which was comprised in Town Planning Scheme No. 51 (Bodakdev – Makarba – Vejalpur (Jodhpur)) and allotted Final Plot No. 37/2 admeasuring 446 sq.mts., total Final Plot Area admeasuring 7966 sq.mts.. togetherwith 133 Residential Units to be constructed in Block Nos. A+B+C+D+E, in scheme known as “THE BELLAGIO”, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 4 (Paldi) owned by M/s. AUM SHREYA REALTY LLP being the absolute Owner-Occupier.

Further, as a part of the investigation of the title, I gave public notice appeared in the daily newspaper Divya Bhaskar, Gujarati Edition of 30-04-2023 inviting claims, if



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any, in upon or to the said property in question from any person whomsoever. I have not received any objection/claim in response thereto.

Further said that M/s. AUM SHREYA REALTY LLP has proposed construction of residential project in the name of "THE BELLAGIO" hereinafter called as said project.

By pursing the title deeds relating thereto and taking necessary searches. I am of the opinion that the title of the owner in respect of the said land/property is clear, marketable and free from encumbrances charges and/or claims.

Date : 08-05-2023.

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate