

M/s. M J THAKKAR ASSOCIATES
A Law Firm

Date: 12.12.2022

To,

Ronil Pratik Shah

Authorized / designated partner

And on behalf of HR Spacecon LLP

NON – ENCUMBRANCE CERTIFICATE

1. Land bearing old Survey No. 278/1, admeasuring H. Are. Sq. Mtrs. 1.02.18, new survey no. 376, admeasuring H. Are. Sq. Mtrs.1.02.18, divided in two parts as per records of rights, having survey nos. 376/1 and 376/2 *paiki* survey no. 376 /1, admeasuring H.Are. Sq. Mtrs. 0.77.00, embodied in proposed Town Planning Scheme No.1, (Shela), Final Plot No.103/1, admeasuring 4620 Sq. Mtrs., (As per sanctioned plan & at the spot 4578 Sq. Mtrs.), situated within the Village limits of Mouje: Shela, Taluka: Sanand within the Registration Sub-District: Ahmedabad (Sanand) (hereinafter referred to as “subject land”).
2. As per the instruction, I have examined the title of the project land and have caused to be taken search of available revenue and registration record for last 30 years and believing the same to be true, correct and trustworthy, we have issued a Title report dated 23rd November, 2022.
3. That Ronil Pratik Shah authorized / designated partner and on behalf of HR Spacecon LLP has filed an affidavit/declaration that, the subject land is free from any encumbrances and he is only owner and occupant of the subject land and titles of the subject land are very clear.
4. The promoter intends and declares that the scheme / project on the said land is titled as “HR ELISEO”.
5. In furtherance of said title report dated 23.11.2022 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.



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: SCHEDULE :

(Description of subject land)

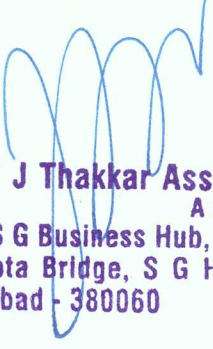
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On or towards the East	: Final Plot No. 101
On or towards the West	: 12.00 Mtrs. Road
On or towards the North	: 24.00 Mtrs. Road
On or towards the South	: Final Plot No. 103/2

Place: Ahmedabad

Date: 12.12.2022




Partner
M/s. M J Thakkar Associates
A Law Firm
E-302, S G Business Hub,
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Ahmedabad - 380060

Jay M. Thakkar, Advocate

Enrollment No.799/2011

For M/s. M J Thakkar Associates,

A Law Firm