

PARESH R. JANI
SOLICITOR & ADVOCATE
HURSH P. JANI
SOLICITOR & ADVOCATE

Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 29710100 - 29710200 (R) 27430880 E-mail : janiandco@gmail.com
11211/2018

REF. NO.

To,

(O) 29710100 - 29710200

M/s. Space Developers

A Partnership Firm

Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. SPACE DEVELOPERS, a Partnership Firm, having its registered office at 501, Gurukrupa Avenue, Manekbaug Hall Char Rasta, Shreyas Bridge Corner, Ambawadi, Ahmedabad-380015 (hereinafter called the "Promoter") is the owner of the Non-Agricultural land bearing Final Plot no. 237 totally admeasuring 400 sq. mtrs. forming part of Draft Town Planning Scheme No. 1, which is now given City Survey No. 1447 admeasuring 400 sq. mtrs situate, lying and being at Moje- Memnagar, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has commenced to develop Residential scheme named "SWAYAM RESIDENCY" 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 20-05-2019.

In furtherance of said Title Certificate Cum Report dated 20-05-2019 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

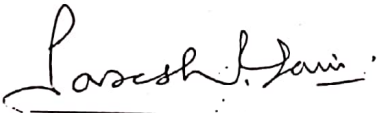
(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non-Agricultural land bearing Final Plot no. 237 totally admeasuring 400 sq. mtrs. forming part of Draft Town Planning Scheme No. 1, which is now given City Survey No. 1447 admeasuring 400 sq. mtrs situate, lying and being at Moje- Memnagar, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar).

PLACE : AHMEDABAD

DATE : 21th MAY, 2019

For Jani & Co,



PARESH R JANI

Solicitor & Advocate



Partners :
D. V. DESAI
R. D. DESAI
H. D. DESAI

D. V. DESAI & CO.
ADVOCATES

26/A, Narayannagar
Co-op. Housing Society Ltd.
Paldi, Ahmedabad - 380 007.
Tele. No. 2662 17 93, 2664 20 20

Ref. No. :

DVD/2019/8991

Dated : 14/03/2019

To
M/s. Space Developers
Ahmedabad

Dear Sir

RE: NON - ENCUMBERANCE CERTIFICATE

THIS IS TO CERTIFY THAT SPACE DEVELOPERS is the absolute owner and possessor of the property being all that piece or parcel of freehold Agricultural land bearing Final Plot No. 240 of T.P.S. No. 1 and City Survey 1444 of Mouje / City Survey Memnagar of Old Ahmedabad City West Taluka and New Ghatlodia Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 3 (Memnagar) together with superstructure being Flat No. 1 on the Ground Floor admeasuring 78.40 sq.mts. standing thereon, Flat No. 2 on the Ground Floor admeasuring 78.40 sq.mts. standing thereon, Flat No. 3 on the First Floor admeasuring 78.40 sq.mts. standing thereon, Flat No. 4 on the First Floor admeasuring 78.40 sq.mts. standing thereon, Flat No. 6 (Flat No. 5 on site) on the Second Floor admeasuring 78.40 sq.mts. standing thereon and Flat No. 6 on the Second Floor admeasuring 78.40 sq.mts. standing thereon and situated in a Building known as "SHAKUNTAL APARTMENT" at Opp: Shilnagar Society, Nr. Swami Narayan Gurukul, Opp: Drive In Cinema Road, Memnagar, Ahmedabad and more particularly described in the Schedule hereunder written.

As per the instructions, we have examined the title to the said property and have caused to be taken whatever searches made available at the Revenue and Sub-Registrar, for last 30 (thirty) years through our search clerk and believing the same to be true, correct and trustworthy, we have issued a Title Report cum Certificate dated 14/03/2019.



Partners :
D. V. DESAI
R. D. DESAI
H. D. DESAI

Ref. No. :

D. V. DESAI & CO.

ADVOCATES

26/A, Narayannagar
Co-op. Housing Society Ltd.
Paldi, Ahmedabad - 380 007.
Tele. No. 2662 17 93, 2664 20 20

Dated : _____

In furtherance of the said Title Report cum Certificate dated 14/03/2019 and subject to what is stated therein, we hereby issue this Non-Encumbrance Certificate and opinion that the said property is free from any encumbrances subject to Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of freehold Agricultural land bearing Final Plot No. 240 of T.P.S. No. 1 and City Survey 1444 of Mouje / City Survey Memnagar of Old Ahmedabad City West Taluka and New Ghatlodia Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 3 (Memnagar) together with superstructure being Flat No. 1 on the Ground Floor admeasuring 78.40 sq.mts. standing thereon, Flat No. 2 on the Ground Floor admeasuring 78.40 sq.mts. standing thereon, Flat No. 3 on the First Floor admeasuring 78.40 sq.mts. standing thereon, Flat No. 4 on the First Floor admeasuring 78.40 sq.mts. standing thereon, Flat No. 6 (Flat No. 5 on site) on the Second Floor admeasuring 78.40 sq.mts. standing thereon and Flat No. 6 on the Second Floor admeasuring 78.40 sq.mts. standing thereon and situated in a Building known as "SHAKUNTAL APARTMENT" at Opp: Shilnagar Socieity, Nr. Swami Narayan Gurukul, Opp: Drive In Cinema Road, Memnagar, Ahmedabad.

Thanking you,

Yours Faithfully
For D. V. DESAI & CO.



(PARTNER)