

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.

11462/2019

To,

M/s. Empire Developers,
a Partnership Firm.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE M/s. Empire Developers, a Partnership Firm, having its office at 307/4/2, Shiv Shakti Estate, A.V.M. Motors, S.G. Highway, Sola, Ahmedabad (hereinafter called the "Promoter") is the owner and possessor of the (1) Non Agricultural land bearing Final Plot No. 66/2 admeasuring 490 Sq. mtr. (given in lieu of Survey No. 307/4/2) in Draft Town Planning Scheme No. 28 (Ghatalodiya - Sola - Chandlodiya) and (2) Non Agricultural land bearing Final Plot No. 65 admeasuring 2,782 Sq. mtr. (given in lieu of Survey No. 306/2 admeasuring 5,564 Sq. mtr.) in Town Planning Scheme No. 28 (Ghatalodiya - Sola - Chandlodiya); both the lands situate, lying and being at Moje Sola, Taluka Ghatalodiya, in the registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) more particularly described in the Schedule hereunder written and hereinafter collectively called the "PROJECT LAND"

Further said Promoter has started constructing Commercial project namely "The Empire" on the said Project land.

As per instructions, we have examined the titles of the above referred Project 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 04-09-2019 (for Final Plot No. 66/2) and Title Certificate Cum Report dated 06-09-2019 (for Final Plot No. 65).

In furtherance of above referred Title Certificate Cum Reports and subject to what is stated therein and based on the latest Sub Registrar search taken on the said Project Land dated 27-01-2020, we hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from



any encumbrance/litigations except agreements/bookings executed in favour of various unit purchasers in the said Project.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold (1) Non Agricultural land bearing Final Plot No. 66/2 admeasuring 490 Sq. mtr. (given in lieu of Survey No. 307/4/2) in Draft Town Planning Scheme No. 28 (Ghatalodiya - Sola - Chandlodiya) and (2) Non Agricultural land bearing Final Plot No. 65 admeasuring 2,782 Sq. mtr. (given in lieu of Survey No. 306/2 admeasuring 5,564 Sq. mtr.) in Town Planning Scheme No. 28 (Ghatalodiya - Sola - Chandlodiya); both the lands situate, lying and being at Moje Sola, Taluka Ghatalodiya, in the registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola).

PLACE : AHMEDABAD

DATE : 29th January, 2021

For Jani & Co,

Hursh P. Jani.

HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007

