

Hitesh M. Rawal
Advocate

H M Rawal &
Company
ADVOCATES



Ref. No. TC/F.No.7214/2021

To,

KPT Developers LLP
through its Authorised Partners
Shah Sanyam Rupeshbhai
and another,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

This is to certify that we have examined titles of Leasehold land admeasuring 3840 sq. mts. of Final Plot No.198 of Town Planning Scheme No.4 situate, lying and being at Mouje Vejalpur in the Registration District of Ahmedabad and Sub-District Ahmedabad-10 [Vejalpur] [hereinafter referred to as "said land"] on which scheme known as "**Ratnanjali Solitaire**" is being constructed belonging to KPT Developers LLP, through its Authorised Partners [1] Shah Sanyam Rupeshbhai and [2] Shah Dhruv Mehulbhai as Lessee.

We have also published Public Notice in daily newspaper "Gujarat Samachar" on dated 18.3.21 and in "Sandesh" on dated 20.3.21 inviting objections against the said land. In response to that we have not received any objection within the stipulated time limit.

KPT Developers LLP, through its Authorised Partners [1] Shah Sanyam Rupeshbhai and [2] Shah Dhruv Mehulbhai has filed Declaration cum Indemnity Bond notarised before Notary on dated 5.5.2021. It is declared in the said Declaration cum Indemnity Bond that the said land has not been given in security nor created any charge or security nor created any



charge or encumbrance of any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title, and on the basis of the Affidavit/Declaration we hereby opine that the said land is without encumbrance subject to [1] Fulfilment of terms and conditions of Lease Deed registered under serial No.2627 dated 26.2.21. [2] Leasehold right of Torrent Power Ltd. on land admeasuring 25.96 sq. mts. of Final Plot No.198 as per Lease Deed registered under serial No.3588 dated 12.3.21. [3] Fulfilment of terms and conditions of letter dated 29.1.21 issued by Ahmedabad Urban Development Authority.

This Certificate is issued for submission before Gujarat Real Estate Regulatory Authority, Gandhinagar.

DATED THIS 5TH DAY OF MAY 2021.

Place : Ahmedabad.

Hitesh M. Rawal

Advocate
(H. M. Rawal & Co.)