

Date: 26/09/2020

To,
Aaryan Infra-Build Pvt. Ltd.
Ground Floor, Ambica House,
Opp. Patel Avenue, S.G. Highway,
Bodakdev, Ahmedabad-380054.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT, AARYAN INFRA-BUILD PVT. LTD. are the Possessor and Developer of the non-agricultural land bearing Final Plot No. 954 admeasuring 9712 Sq. Mts. given in lieu of Survey No. 469/1 admeasuring 6576 Sq. Mts. and Survey No. 470 admeasuring 9611 Sq. Mts. comprised in the Draft Town Planning Scheme No. 204 (Sakhej-Okaf-Makarba-Vejalpur-Ambli) situate, lying and being at Mouje: Sarkhej, Taluka: Vejalpur, District: Ahmedabad and Registration Sub-District: Ahmedabad-4 (Paldi), more particularly described in the Schedule hereunder written (hereinafter referred as **"Project Land"**).

That, 1. Mahendrabhai Ramchandra Prajapati, 2. Daxaben Natvarbhai Prajapati, 3. Shemal Mahendrakumar Prajapati and 4. Nirav Natvarlal Prajapati (hereinafter referred as **"Land Owners"**) were actual owners and possessors of the said project land, thereafter they entered into a Development Agreement dated 05/02/2020 registered before the Sub-Registrar of Ahmedabad-4 (Paldi) at serial no. 1496 with M/s. Aaryan Infra-Build Pvt. Ltd. (hereinafter referred as **"Developer"**) with respect to development of said project land, along with executing Special Power of Attorney dated 05/02/2020 registered before the Sub-Registrar of Ahmedabad-4 (Paldi) at serial no. 1498 in favour of the Developer.

Further, the said Promoter has proposed to construct a Residential-cum-Commercial Project in the name of **"AARYAN AAVISKAAR"** on the said Project Land.



We hereby issue this Non-Encumbrance Certificate and opine that, the said Project Land is clear, marketable and free from any pending litigation and is free from all encumbrances.

SCHEDULE

All that piece and parcel of the non-agricultural land bearing Final Plot No. 954 admeasuring 9712 Sq. Mts. given in lieu of Survey No. 469/1 admeasuring 6576 Sq. Mts. and Survey No. 470 admeasuring 9611 Sq. Mts. comprised in the Draft Town Planning Scheme No. 204 (Sakhej-Okaf-Makarba-Vejalpur-Ambli) situate, lying and being at Mouje: Sarkhej, Taluka: Vejalpur, District: Ahmedabad and Registration Sub-District: Ahmedabad-4 (Paldi) and **AARYAN INFRA-BUILD PVT. LTD.** has proposed to construct Residential-cum-Commercial purpose building on the said Project Land under the name of "**AARYAN AAVISKAAR**".

Thanking You,
Yours Faithfully,
For, **SBS LEGAL, Advocates**


Siddharth Singh
Advocate
(Enrolment No. G/849/2006)

