



Ref. No. TC/F.No.5566/2021

To,
M/s. R.N.Developers,
a Partnership Firm
through its Administrative Partner
Rupesh S. Chokshi

NON-ENCUMBRANCE CERTIFICATE

This is to certify that we have examined titles Non Agricultural land for residential purpose admeasuring 541 sq. yds. i.e. 452.33 sq. mts. of Sub-Plot No.24 of Final Plot No.239-D [paiki] of Town Planning Scheme No.21 situate, lying and being at Mouje Vastrapur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 [Memnagar] belonging to [1] Rekha R. Desai [2] Purvi R. Desai [3] Ashmi R. Desai and [4] Hetal R. Desai as owners and M/s. R.N.Developers, a Partnership Firm through its Administrative Partner Rupesh S. Chokshi having Development Rights [hereinafter referred to as "said land"] on which scheme known as "RASHMI APARTMENTS" is being constructed.

We have also published Public Notice in daily newspaper "Gujarat Samachar" on dated 1.3.2021 inviting objections against the said Development Rights. In response to that we have not received any objection within the stipulated time limit.

M/s. R.N.Developers, a Partnership Firm through its Administrative Partner Rupesh S. Chokshi has filed Declaration cum Indemnity Bond



notarised before Notary Jainmin B. Trivedi under serial No.135 [2] dated 18.5.21. It is declared in the said Declaration cum Indemnity Bond that the said Development Rights have 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 Development Rights are subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said Development Rights which adversely affects the title, and on the basis of the Affidavit/Declaration we hereby opine that the said Development Rights are without encumbrance subject to [1] Fulfilment of terms and conditions of N.A. Order. [2] Ownership rights of the land owners over six flats, each having three Bed Rooms situated on: First Floor [Two Flats], Second Floor [Two Flats] and Third Floor [Two Flats] as per Development Agreement registered under serial No.6685 dated 19.10.20 and fulfilment of terms and conditions of Development Agreement.

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

DATED THIS 18TH DAY OF MAY 2021.

Hitesh M. Rawal


Advocate

Place : Ahmedabad.

(H. M. Rawal & Co.)