



Sejwani & Co.

Deepak B. Sejwani

Advocate and Notary

Office Address: 303, National Plaza, Opp. Lal Bungalow, C.G. Road, Ahmedabad
E-mail Id.: advocate.dhira@sejwani@yahoo.com • Telephone: 079 - 26443200

Ref No: S&Co/Ashesh/2022

NON ENCUMBRANCE CERTIFICATE

To,

- 1) Ashesh Park Co-operative Housing Society Limited,
 - 2) RNR Build-Con
- Thaltej, Ahmedabad.



RE: ALL THAT PIECE AND PARCEL of Sub Plot No. 33 admeasuring 676 Sq. Mtrs. (as per Revenue records) of Revenue Survey No. 8 paiki, allotted Final Plot No. 41 admeasuring 715 Sq. Mtrs. after deducting 29.48 Sq. Mtrs. in road acquisition remaining land 685.52 Sq. Mtrs. land of Town Planning Scheme No. 38, being lying situate within the sim of mouje Thaltej, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub District of Ahmedabad - 9 (Bopal), is standing in the name of **Ashesh Park Co-operative Housing Society Limited** with right/liabilities of 12 members with developer **RNR Build-Con**.

Sir,

Pursuant to your instructions given to investigate the title of the property mentioned hereinabove, I, Deepak B. Sejwani, Advocate & Notary having experience of more than 10 years, have caused necessary searches to be taken with the available revenue and sub-registry records for a period of about 31 years (1991-2022) by my search clerk.



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Further I have found that the said Ashesh Park Co-operative Housing Society Limited has agreed to redevelop the said residential scheme on the said land in the name of "**Ashesh Park**" and appointed **Developer – RNR Build-Con**.

The society has entered into a redevelopment agreement with **RNR Build-con** a partnership firm on 17-08-2022, which is registered in the office of the Sub Registrar of Ahmedabad under Serial No. 13131.

It appears that the said Developer has not availed loan from any bank or financial institution.

Therefore I state and declare the project land i.e. all that piece and parcel of non agricultural land bearing **Sub Plot No. 33** admeasuring 676 Sq. Mtrs. (as per Revenue records) of Revenue Survey No. 8 paiki, allotted Final Plot No. 41 admeasuring 715 Sq. Mtrs. after deducting 29.48 Sq. Mtrs. in road acquisition remaining land 685.52 Sq. Mtrs. land of Town Planning Scheme No. 38, being lying situate within the sim of mouje Thaltej, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub District of Ahmedabad – 9 (Bopal), is standing in the name of **Ashesh Park Co-operative Housing Society Limited** with development rights in favour of Project **Developer - RNR Build- Con** with right/liabilities of 12 members and same is found to be clear, marketable and without encumbrances.

DATED THIS 5th DAY OF SEPTEMBER, 2022



DEEPAK B. SEJWANI
ADVOCATE & NOTARY