

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. 12874/2022

To,

M/s SAIYAMM REALTY - a Partnership Firm
Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s SAIYAMM REALTY - a Partnership Firm [PAN No. AESFS8535E], a Partnership registered under the Indian Partnership Act, 1932 having its registered office at Top Floor, "SHILP AARON", Opp. T.R.P. Mall, Bopal Road Ahmedabad - 380058 (hereinafter called the "PROMOTER") is the owner and possessor of the Non-Agricultural Land bearing Final Plot No. 160 admeasuring about 4,007 Sq. Mtrs. (Given in lieu of Block No. 523 admeasuring about 6,677 Sq. Mtrs.) forming part of Draft Town Planning Scheme No. 52 (Ambali) situate, lying and being Moje Ambali, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 09 (Bopal) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND".

That said PROMOTER has got the plans for residential construction on the said Land sanctioned from the Ahmedabad Municipal Corporation and development permission to that effect is issued by Ahmedabad Municipal Corporation vide its Rajachitthi No. 07646/ 300822/ A6421/ R0/ M1 dated 24-03-2023 bearing Case No. BHNTS/ NWZ/ 300822CGDCRV/ A6421/ R0/ M1.

Further said Promoter has started constructing Residential project namely "APRICUS" on the said Project Land.

As per instructions, we have examined the titles of the above referred 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 25-04-2023.

In furtherance of said Title Certificate Cum Report dated 25-04-2023 and subject to what is stated therein, we hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigation.

SCHEDULE

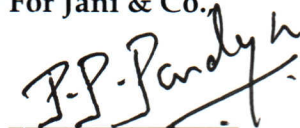
(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land bearing Final Plot No. 160 admeasuring about 4,007 Sq. Mtrs. (Given in lieu of Block No. 523 admeasuring about 6,677 Sq. Mtrs.) forming part of Draft Town Planning Scheme No. 52 (Ambali) situate, lying and being Moje Ambali, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 09 (Bopal).

PLACE: AHMEDABAD

DATE: 25-04-2023

For Jani & Co.



PATHIK P. PANDYA

Advocate

Enrollment No. G/1409/2010

