

Date: 04.10.2023

To,
Adani Estate Management Pvt. Ltd.,
CBD, Shantigram,
Nr. Vaishnodevi Circle, S.G Highway,
Ahmedabad- 382421, Gujarat.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT, ADANI ESTATE MANAGEMENT PRIVATE LIMITED, having its office at CBD, Shantigram, Near Vaishnodevi Circle, S.G Highway, Ahmedabad- 382421, Gujarat is owner, possessor and is the Developer of the all that piece and parcel of land bearing Final Plot no. (19+23/1+28+30)/1 + (19+23/1+28+30)/2 admeasuring 3309 square meters, allotted in lieu of [1] Original Plot no. 19 admeasuring 1265 square meters [2] Original Plot no. 23/1 admeasuring 2630 square meters [3] Original Plot no. 28 admeasuring 1214 square meters and [4] Original Plot no.30 admeasuring 405 square meters for Survey nos. 76/4A paiki, 78/1, 83/1 and 83/3 situate, lying and being at Mouje: Tragad, Taluka: Ghatlodiya, District: Ahmedabad, more particularly described in the Schedule hereunder written (hereinafter referred as **“Total Land Parcel”**).

We state that, Adani Estate Management Private Limited shall be developing residential scheme under the name **“AUGUSTA”** on the Non-Agricultural Land bearing Final Plot no. (19+23/1+28+30)/1 + (19+23/1+28+30)/2 admeasuring 3204 square meters out of total area admeasuring 3309 square meters, allotted in lieu of [1] Original Plot no. 19 admeasuring 1265 square meters [2] Original Plot no. 23/1 admeasuring 2630 square meters [3] Original Plot no. 28 admeasuring 1214 square meters and [4] Original Plot no.30



admeasuring 405 square meters for Survey nos. 76/4A paiki, 78/1, 83/1 and 83/3 situate, lying and being at Mouje: Tragad, Taluka: Ghatlodiya, District: Ahmedabad (hereinafter referred to as the said “**Project land**”).

We state that the said project land is not subject matter of any Charge, pending proceedings/ Litigations, nor any order, decree, attachment or any court or authority is operating against 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-I (PROJECT LAND)

All that piece and parcel of Non-Agricultural Land bearing Final Plot no. (19+23/1+28+30)/1 + (19+23/1+28+30)/2 admeasuring 3204 square meters out of total area admeasuring 3309 square meters, allotted in lieu of [1] Original Plot no. 19 admeasuring 1265 square meters [2] Original Plot no. 23/1 admeasuring 2630 square meters [3] Original Plot no. 28 admeasuring 1214 square meters and [4] Original Plot no.30 admeasuring 405 square meters for Survey nos. 76/4A paiki, 78/1, 83/1 and 83/3 situate, lying and being at Mouje: Tragad, Taluka: Ghatlodiya,

District: Ahmedabad, which is bounded as follows:

On or towards East	: Residential development
On or towards West	: Tragad FP No. 36/2 (Adjacent Plot)
On or towards North	: Tragad FP No. - 120 (Adjacent plot)
On or towards South	: 12 Mtr wide road

SCHEDULE-II (TOTAL LAND PARCEL)

All that piece and parcel of land bearing Final Plot no. (19+23/1+28+30)/1 + (19+23/1+28+30)/2 admeasuring 3309



square meters, allotted in lieu of [1] Original Plot no. 19 admeasuring 1265 square meters [2] Original Plot no. 23/1 admeasuring 2630 square meters [3] Original Plot no. 28 admeasuring 1214 square meters and [4] Original Plot no.30 admeasuring 405 square meters for Survey nos. 76/4A paiki, 78/1, 83/1 and 83/3 situate, lying and being at Mouje: Tragad, Taluka: Ghatlodiya, District: Ahmedabad, which is bounded as follows:

On or towards East : Residential development
On or towards West : Tragad FP No. 36/2 (Adjacent Plot)
On or towards North : Tragad FP No. - 120 (Adjacent plot)
On or towards South : 12 Mtr wide road

Thanking You,

For, **SBS LEGAL, Advocates**



Siddharth Singh

Advocate

(Enrolment No. G/849/2006)

