

Date: 30.10.2023

To,
M/s. SHREEM RAJYASH PROJECTS LLP
Revenue Survey no. 122/1,
Town Planning Scheme no. 51,
Final Plot no. 134,
Village Sarkhej-Okhaf (M-OG) (Part),
Sarkhej, Daskroi, Ahmedabad,
Gujarat, India-382210.

THIS IS TO CERTIFY THAT, M/S. SHREEM RAJYASH PROJECTS LLP having its office at Revenue Survey no. 122/1, Town Planning Scheme no. 51, Final Plot no. 134, Village Sarkhej-Okhaf (M-OG) (Part), Sarkhej, Daskroi, Ahmedabad, Gujarat, India-382210 is the Possessor and Developer of the Non- Agricultural Land bearing Survey no. 122/1 admeasuring 8701 sq. mtrs comprised in Draft Town Planning Scheme no. 51 (Bodakdev-Makarba-Vejalpur) by Final Plot no. 134 admeasuring 5221 sq. mtrs situate, lying and being at Mouje: Bodakdev Taluka: Ghatlodiya and District: Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar), owned by **BHAVESH NARESHCHANDRA AMIN**, more particularly described in the Schedule hereunder written (hereinafter referred as **"Project Land"**).

We state that, Bhavesh Nareshchandra Amin entered into a Development Agreement dated 12/08/2022 registered before Office of Sub-Registrar of Assurances at serial no. 10171 (hereinafter referred as **"Development Agreement"**) with M/s. Shreem Rajyash Projects LLP a limited liability partnership firm incorporated under the Limited Liability Partnership Act, 2008 for construction and development of residential scheme under the name **"ROYCE ONE"** on the Project Land.



Further, the said **M/S. SHREEM RAJYASH PROJECTS LLP** has proposed to construct a Residential Project in the name of “**ROYCE ONE**” on the said Project Land.

We have examined ongoing litigation and found case details as below:

- a) Special Civil Suit No. 438/2010 Court of Principal Senior Civil Judge, Ahmedabad (Rural)
- b) Special Civil Suit No. 397/2007 Court of Principal Senior Civil Judge, Ahmedabad (Rural)
- c) F/AO/9385/2019 before Hon’ble High Court of Gujarat
- d) Civil Application no. 461/2019 before Hon’ble High Court of Gujarat
- e) Misc. Civil Application no. 01/2018 before the Hon’ble High Court of Gujarat
- f) Special Civil Suit No. 197/2014 in the Court of Principal Senior Civil Judge, Ahmedabad (Rural)
- g) Regular Civil Suit No. 518/2007 before the Court of Principal Senior Civil Judge, Ahmedabad (Rural) and
- h) Special Civil Suit No. 661/2011 before the Court of Principal Senior Civil Judge, Ahmedabad (Rural)

We have examined the case papers and found that, neither **M/S. SHREEM RAJYASH PROJECTS LLP** is party to the above stated litigations nor there is injunction or stay granted by Court of Law on the said Land or the said Project.



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

SCHEDULE

All that piece and parcel of Non- Agricultural Land bearing Survey no. 122/1 admeasuring 8701 sq. mtrs comprised in Draft Town Planning Scheme no. 51 (Bodakdev-Makarba-Vejalpur) by Final Plot no. 134 admeasuring 5221 sq. mtrs situate, lying and being at Mouje: Bodakdev Taluka: Ghatlodiya and District: Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) and **M/S. SHREEM RAJYASH PROJECTS LLP** has proposed to construct Residential building on the said Project Land under the name of **"ROYCE ONE"**.

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



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

