

Date: 31/07/2023

ENCUMBRANCE CERTIFICATE

Re: In the matter of investigation of title to the Freehold Non-Agricultural Multi Purpose use land bearing **Final Plot No. 110 admeasuring about 5524 Sq.mts. of Draft Town Planning Scheme No. 405 of Survey No. 830 admeasuring about 9207 Sq.mts.** situate, lying and being at Mouje Shilaj, Taluka Ghatlodia of District Ahmedabad of Sub-District Ahmedabad-9 (Bopal) belonging to **Addis Buildcon LLP.**

Looking to the facts and information and documents provided to me, I hereby give my Title Report as under: -

The property is situated at District Sub. District Ahmedabad, Taluka Ghatlodia, Mouje Shilaj having Freehold Non-Agricultural Multi Purpose use land bearing **Final Plot No. 110 admeasuring about 5524 Sq.mts. of Draft Town Planning Scheme No. 405 of Survey No. 830 admeasuring about 9207 Sq.mts.** situate, lying and being at Mouje Shilaj, Taluka Ghatlodia of District Ahmedabad of Sub-District Ahmedabad-9 (Bopal).

From documents and available revenue records and information given to me, I may state that the same is not mortgaged with any person or bank or financial institution. There is no charge or mortgage on the said immovable property covered by above said Title Deeds and the said immovable property is free from any encumbrance.

In view of what is stated above, I am of the opinion and hereby certify that the right titles of the Freehold Non-Agricultural Multi Purpose use land bearing **Final Plot No. 110 admeasuring about 5524 Sq.mts. of Draft Town Planning Scheme No. 405 of Survey No. 830 admeasuring about 9207 Sq.mts.** situate, lying and being at Mouje Shilaj, Taluka Ghatlodia of District Ahmedabad of Sub-District Ahmedabad-9 (Bopal) which is known as "IVORY ORCHARDS" situate, lying and being at Mouje Shilaj, Taluka Ghatlodia of District Ahmedabad of Sub- District Ahmedabad-9 (Bopal) belonging to **Addis Buildcon LLP** are valid, clear and marketable.

SCHEDULE OF PROPERTY

All that piece or parcel of immovable property of Freehold Non-Agricultural Multi Purpose use land bearing **Final Plot No. 110 admeasuring about 5524 Sq.mts. of Draft Town Planning Scheme No. 405 of Survey No. 830**



Birva P. Shah

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admeasuring about 9207 Sq.mts. situate, lying and being at Mouje Shilaj,
Taluka Ghatlodia of District Ahmedabad of Sub-District Ahmedabad-9 (Bopal)
which is bounded as under:-

On or towards East :- F.P 108 TPS 405 SHILAJ
On or towards West :- F.P 126 TPS 405 SHILAJ
On or towards North :- GOVT RESERVED F.P NO 335, TPS 405 of SHILAJ
On or towards South :- 36 MTR. TPS ROAD

Place: Ahmedabad

Date: 31/07/2023



Birva P. Shah
Advocate