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D.S. MEHTA

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Ref. No. Bjm/27/2022

of 2022

ENCUMBRANCE CERTIFICATE



1. THIS IS TO CERTIFY that we have carried out the work of due diligence of title with respect to immovable property being lands situate at Ognaj (sim), Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola), bearing :-
 - (a) Survey No. 1416, admeasuring about 6981 Sq.mts. included in Town Planning Scheme No. 54 (Ognaj), given Final Plot No. 18 of 4189 Sq.mts.
 - (b) Survey No. 1415/1/1, admeasuring about 3400 Sq.mts. included in Town Planning Scheme No. 54 (Ognaj), given Final Plot No. 16/1 of 2040 Sq.mts.
(Final Plot No. 16/1 + 18) belonging to M/S. D AND C APRICITY BUNGALOWS.
2. We have given our two Reports on Title, both dated 21st November, 2022, bearing Ref. No. Bjm/27/2022 of 2022, ("Title Certificates) addressed to M/S.D AND C APRICITY BUNGALOWS, certifying the title of M/S. D AND C APRICITY BUNGALOWS, as clear, marketable and free from all encumbrances and reasonable doubt as per details therein.
3. Residential Project known or described as "APRICITY BUNGALOWS" ("Project") is promoted by said M/S.D AND C APRICITY BUNGALOWS on the said lands. The plans,

specifications and design of project have been approved by the Ahmedabad Municipal Corporation (AMC) and necessary development permission (Raja-Chitthi) is granted on 2nd November, 2022, bearing No. 001BP22231439.

4. Shri Deval Bharatbhai Patel, Partner on behalf of M/S. D AND C APRICITY BUNGALOWS has made Declaration and Indemnity on Title dated 17th November, 2022, attested by Public Notary. We have relied upon the same.
5. We hereby certify that the Project Lands in accordance with the said Title Certificate and in accordance with the Title Declaration is free from all encumbrances,

DATED THIS 21ST DAY OF NOVEMBER, 2022.



H. Desai & Co.

ADVOCATES AND SOLICITORS

(SHARAD A. JOSHI, ADVOCATE)
PARTNER
(ENROLMENT : G/363/1984)

Bjm/u
27En-Crt1.22 (S.Nos. 1416 & 1415/1/1)Final