

Date: 01.02.2023

To,  
**SANSKRUT VENTURES LLP,**  
401, Tilakraj Complex,  
Opp. Suryarath Panchvati First Lane,  
Ambawadi, Ahmedabad, Gujarat-380006

**THIS IS TO CERTIFY THAT, SANSKRUT VENTURES LLP** having its office at 401, Tilakraj Complex, Opp. Suryarath Panchvati First Lane, Ambawadi, Ahmedabad, Gujarat-380006 is the Possessor and Developer of the Non-Agricultural Land bearing Sub Plot No. 1+2 totally admeasuring 744 Sq. Mtrs carved out of Final Plot No. 472 admeasuring 7994 Sq. Mtrs comprised in Town Planning Scheme No. 6 (Paldi) situate, lying and being at Mouje: Paldi, Taluka: Sabarmati, District: Ahmedabad and Registration Sub-District: Ahmedabad-4 (Paldi) owned by **MORPICHHA OWNERS ASSOCIATION**, more particularly described in the Schedule hereunder written (hereinafter referred as **"Project Land"**).

We state that, **MORPICHHA OWNERS ASSOCIATION** entered into a Re-Development Agreement dated 28.11.2022 registered before Office of Sub-Registrar of Assurances at serial no. 18923 (hereinafter referred as **"Re-Development Agreement"**) with **SANSKRUT VENTURES LLP** a limited liability partnership firm incorporated under the Limited Liability Partnership Act, 2008 for construction and development of Residential/ Commercial scheme under the name **"ARHAM LUXURIA"** on the Project Land.



Further, the said **SANSKRUT VENTURES LLP** has proposed to construct a Residential/ Commercial scheme in the name of "**ARHAM LUXURIA**" on the said Project Land.

We hereby issue this Encumbrance Certificate and opine that, the said Project Land is not given in security nor created any charge or encumbrance of any nature whatsoever thereon and is clear, marketable and free from any litigation or pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title of the said Land.

Further, we state that the said Land is without encumbrance subject to (1) Rules and Regulations of Society being fulfilled. (2) Rights of Old Members of Society for allotment of new Units in lieu of their old unit on completion of redevelopment scheme as per terms and conditions of the Re-Development Agreement and (3) Re-Development rights of Sanskrut Ventures LLP in accordance to the Re-Development Agreement.

#### **SCHEDULE**

All that piece and parcel of Non-Agricultural Land bearing Sub Plot No. 1+2 totally admeasuring 744 Sq. Mtrs carved out of Final Plot No. 472 admeasuring 7994 Sq. Mtrs comprised in Town Planning Scheme No. 6 (Paldi) situate, lying and being at Mouje: Paldi, Taluka: Sabarmati, District: Ahmedabad and Registration Sub-District: Ahmedabad-4 (Paldi) and **SANSKRUT VENTURES LLP** has proposed to construct Residential/ Commercial building on the said Project Land under the name of "**ARHAM LUXURIA**".

On or towards East : Adjoining Final Plot 478

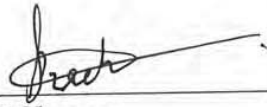


On or towards West: 7.5 Mtr Road

On or towards North : 12 Mtr Road

On or towards South : Sub Plot No.3 of Final Plot No. 472

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



Prachi Shonu  
Advocate  
(G/2484/2011)

