

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO. **13067/2022**

To,

Ocean Front Properties LLP,

A Limited Liability Partnership Firm.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT, Ocean Front Properties LLP having principal place of business at B-501-502, One World Capital, Behind Rajpath Club, Off S G Highway, Bodakdev, Ahmedabad-380054 (hereinafter called the "Developer") is the owner and possessor of the Non-Agricultural Land bearing Final No. 82/1 admeasuring about 3005 Sq. Mtrs. [given in lieu of Block No. 352A (Old Survey no. 275) admeasuring 5008 Sq. Mtrs] of Draft Town Planning Scheme no. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Developer has started constructing Residential project namely "SHELADIA TRINARY" on the said Project Land.

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate Cum Report dated 25-04-2023.

In furtherance of said Title Certificate cum Report dated 25-04-2023 and subject to what is stated therein, We hereby issue this

Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations.

SCHEDULE

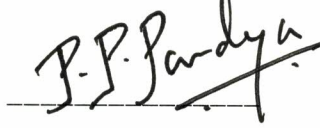
(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non-Agricultural Land bearing Final No. 82/1 admeasuring about 3005 Sq. Mtrs. [given in lieu of Block No. 352A (Old Survey no. 275) admeasuring 5008 Sq. Mtrs] of Draft Town Planning Scheme no. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand.

PLACE : AHMEDABAD

DATE :25TH APRIL, 2023

For Jani & Co



PATHIK P. PANDYA

Advocate

Enrollment No. G/1409/2010

