



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

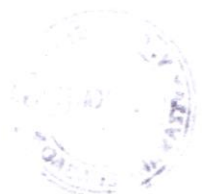
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NON ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land for Residential Use bearing Final Plot No.78 (Old Final Plot No. 90/A+ 90/B+93+94+99/A+100)/3) admeasuring 6407 sq.mtrs. of Town Planning Scheme No.1 (Bopal) given in lieu of Amalgamated Block No. 90/A+90/B+93+94+99/A+100 of Mouje Bopal of Ghatlodia Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written belonging to **"SHELADIA INFRA"**, a partnership firm of Ahmedabad having its office at : B-505 and 506, One World Capital, B/h. Rajpath Club, S.G. Highway, Badakdev, Ahmedabad.

THIS IS TO CERTIFY THAT "SHELADIA INFRA", a partnership firm of Ahmedabad having its office at : B-505 and 506, One World Capital, B/h. Rajpath Club, S.G. Highway, Badakdev, Ahmedabad (hereinafter called the "Promoter") is owned and possessed the Non-Agricultural Land for Residential Use bearing Final Plot No.78 (Old Final Plot No. 90/A+ 90/B+93+94+99/A+100)/3) admeasuring 6407 sq.mtrs. of Town Planning Scheme No.1 (Bopal) given in lieu of Amalgamated Block No. 90/A+90/B+93+94+99/A+100 of Mouje Bopal of Ghatlodia Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"** and I had given Title Certificate with Search Report on Title of the said land on 12/11/2022.

Further said Promoter started to construct project namely **"SHELADIA DIVINE"** on the said Project land and same will be



(2)

register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.

That after taking necessary searches of the Revenue Records maintained by the Mamlatdar Ghatlodia Taluka at Ahmedabad and that of the Talati Mouje Bopal and from the search of the records being maintained by the Revenue Authorities concerned and that of the Registration District of Ahmedabad and Sub-District of Ahmedabad-1 (City) from 1990 to 1994, Sub-District Registrar of Ahmedabad-3 (Memnagar) from 1994 to 2011, Sub-District of Ahmedabad-14 (Daskroi Taluka) from 2011 to 2021 and Sub-District Registrar of Ahmedabad-9 (Bopal) from 2011 to 2022, i.e. for the last more then 30 years viz. 1990 to 01/10/2022. I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land for Residential Use bearing Final Plot No. 78 (Old Final Plot No. 90/A+90/B+93+94+99/A+100)/3) admeasuring 6407 sq.mtrs. of Town Planning Scheme No.1 (Bopal) given in lieu of Amalgamated Block No. 90/A+90/B+93+94+99/A+100 of Mouje Bopal of Ghatlodia Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) and same is bounded as follows ;

On or towards the North : By Final Plot No. 76 and 70

On or towards the South : By 18 Meter Road





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On or towards the East : By Final Plot No. 86

On or towards the West : By Final Plot No.72, 69 and 59/2

PLACE : AHMEDABAD

DATE : 12/11/2022

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.
ADVOCATE