

M- 9925099682

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : A-101, Sukirti Garden, Opp. Super Society, Karnavati Club Road,
Ramdevnagar, Ahmedabad-380015.

Ref.No.5800/18

To,
Vikas Real Estate Developers LLP
through its Partner Binita Aashish Mehta
AHMEDABAD

NON-ENCUMBRANCE CERTIFICATE

We certify that we have examined titles of Non-Agricultural land admeasuring 2194 sq. mts. [Land admeasuring 1975.50 sq. mts. for Residential Purpose and land admeasuring 218.50 sq. mts. for Commercial purpose] of Final Plot No.13 [land admeasuring 3136 sq. mts. of Block No.554] of Town Planning Scheme No.216 situate, lying and being at Mouje Shilaj, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub-District Ahmedabad-9 [Bopal] [hereinafter referred to as "said land"] on which scheme known as "West Side Elegance" is being constructed belonging to Vikas Real Estate Developers LLP through its Partner Binita Aashish Mehta.

VIKAS REAL ESTATE DEVELOPERS LLP

PARTNER

Vikas Real Estate Developers LLP through its Partner Binita Aashish Mehta has filed Declaration cum Indemnity Bond notarised before Notary B.R.Joshi under serial No.10852 dated 15.9.18 declaring that the said land has not been given in security nor created any charge or security and titles of the said land are clear and marketable, and on the basis of the said Declaration we hereby opine that the said land is without encumbrance subject to [1] Fulfilment of terms and conditions of N.A. Order and Provisions



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of Town Planning Scheme [2] Agreement/Booking rights of the
Prospective Acquirers of the Scheme as per agreements executed by
Vendor/Promoter.

DATED THIS 15TH DAY OF SEPTEMBER 2018

Place : Ahmedabad.



Dipesh G. Patel
[Signature]
Advocate

VIKAS REAL ESTATE DEVELOPERS LLP

[Signature]
PARTNER