

Hitesh M. Rawal
Advocate & Notary

H M Rawal &
Company
ADVOCATES



Ref. No. TC/F.No.6086/19

To,
Shrikunj Developers,
a Partnership Firm
Ahmedabad

NON-ENCUMBRANCE CERTIFICATE

This is to certify that we have examined titles of Non-Agricultural land for Residential Purpose admeasuring 1100.20 sq. mts. and Non-Agricultural land for Commercial Purpose admeasuring 175.80 sq. mts. totally admeasuring 1276 sq. mts. of Final Plot No.117 [land admeasuring 2125 sq. mts. of Revenue Survey No.463/1] of Town Planning Scheme No.42 (Sola Thaltej) situate, lying and being at Mouje- Sola, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub- District of Ahmedabad-8 (Sola) [hereinafter referred to as "said land"] on which scheme known as "SHRIKUNJ SKY" is being constructed belonging to Shrikunj Developers.

We had previously also published a Public Notice in the daily newspaper "Gujarat Samachar" on dated 12.07.19 and in "Sandesh" on dated 14.07.19 inviting objections against the said land. In response to that we had not received any objection within the stipulated time limit.

Shrikunj Developers through its partners (1). Pradipkumar Dhirajlal Popat (2). Vasantkumar Chunilal Sahayata has filed Declaration cum Indemnity Bond notarised before Notary Divyabala .N. Modi Notary Govt. of Gujarat (India) under serial No. 102/2020 dated 16.06.20. It is declared in the said Declaration cum Indemnity Bond that the said land has not been given in security nor created any charge or security nor created any charge or



encumbrance of any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title, and on the basis of the Affidavit/Declaration we hereby opine that the said land is without encumbrance subject to [1]. Fulfilment of terms and conditions of N.A. Order and Entry of revised N.A. Order being made in revenue record. [2]. Leasehold rights on land admeasuring 12.98 sq.mts. of Final Plot No.117 of Torrent Power Ltd. as per Lease Deed registered at No. 13588 dated 18.07.19.

DATED THIS 16TH DAY OF JUNE 2020.

Place : Ahmedabad.

Hitesh M. Rawal

Advocate

(H. M. Rawal & Co.)