

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. 13199/2023

To,

CONSTERA REALTY PRIVATE LIMITED
AHMEDABAD.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT Niyogi Enterprise Private Limited, a private limited company, having its office at "NIRMA HOUSE", Ashram Road, Ahmedabad-380009 (hereinafter called the "Promoter") is the owner and possessor of the N.A. Land admeasuring about 23,706 sq.mtrs of Private Sub Plot No 2B of Sub Plot No 2 paiki of Final Plot No 36 + 163 + 192+ 239) 49, 53, 177/2/1 (paiki) (given in lieu of land of Survey No 14, 67/1, 168 paiki, 18/2, 18/4, 18/5, 20/1 and 72/2 paiki) of Preliminary Town Planning Scheme No 50 (Bodakdev) situate lying and being at Moje Bodakdev, Taluka Ghatlodia, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND".

That Land Owner of the said Project Land viz. Niyogi Enterprise Private Limited has executed development agreement in favour of Constera Realty Private Limited ("Developer") with respect to the Non Agricultural land admeasuring about 23,706 sq.mtrs bearing Private Sub Plot No 2B forming part of Sub Plot No 2 paiki of Final Plot No (36,163,192,239) 49, 53,177/2/1 (paiki) forming part of Preliminary Town Planning Scheme No 50 (Bodakdev) situate lying and being at Moje Bodakdev, Taluka Ghatlodia, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar). The said Development Agreement dated 23-02-2023 is registered before the Sub Registrar of Ahmedabad-03 (Memnagar) at Serial No. 2146 on 23-02-2023.

Further said Developer, Constera Realty Private Limited has started constructing Residential project namely "ANAMIKA HIGH POINT" on the said Project land.

As per instructions, we have examined the titles of the abovereferred 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 09-12-2023.

In furtherance of said Title Certificate Cum Report dated 09-12-2023 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 except:

- (i) Pending Regular Civil Suit No. 497/2014 pending before Civil Court, Ahmedabad (Rural) and a Writ petition bearing Special Civil Application No. 4283/2017 pending before the Hon'ble High Court of Gujarat;
- (ii) Pending Special Suit No. 505/2015 pending before Civil Court, Ahmedabad (Rural);
- (iii) Pending Special Civil Suit No. 114/2005 pending before Civil Court, Ahmedabad (Rural).

Though the above litigations are pending, no stay order has been granted against the development or sale of the Project Land.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of N.A. Land admeasuring about 23706 sq.mtrs of Private Sub Plot No 2B of Sub Plot No 2 paiki of Final Plot No 36 + 163 + 192+ 239) 49, 53, 177/2/1 (paiki) (given in lieu of land of Survey No 14,



67/1, 168 paiki, 18/2, 18/4, 18/5, 20/1 and 72/2 paiki) of Preliminary Town Planning Scheme No 50 (Bodakdev) situate lying and being at Moje Bodakdev, Taluka Ghatlodia, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar)

PLACE : AHMEDABAD

DATE : 02th JANUARY 2024

For Jani & Co,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007

