



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO. **ADVOCATE**

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NON ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Final Plot No. 252 of Draft Town Planning Scheme No. 19 (Memnagar) admeasuring 2694 sq.mts. (covered within the limit of City Survey Ahmedabad-19 Ward Memnagar and City Survey No. 4447 was given in lieu thereof) of Mouje Shekhpur-Khanpur of Sabarmati Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) belonging to **"SWARA MANAGEMENT CONSULTANCY LLP"**, a Limited Liabilities Partnership duly registered under the Limited Liabilities Partnership Act, 2008 under serial No.AAW-9150 dated 04/05/2021 having its office at 304, Suyojan, Nr. President Hotel, Navrangpura, Ahmedabad.

THIS IS TO CERTIFY THAT "SWARA MANAGEMENT CONSULTANCY LLP", a Limited Liabilities Partnership duly registered under the Limited Liabilities Partnership Act, 2008 under serial No.AAW-9150 dated 04/05/2021 having its office at 304, Suyojan, Nr. President Hotel, Navrangpura, Ahmedabad. (hereinafter called the "Promoter") is owned and possessed the Non-Agricultural Land bearing Final Plot No. 252 of Draft Town Planning Scheme No. 19 (Memnagar) admeasuring 2694 sq.mts. (covered within the limit of City Survey Ahmedabad-19 Ward Memnagar and City Survey No. 4447 was given in lieu thereof) of Mouje Shekhpur-Khanpur of Sabarmati Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) belonging to **"SWARA MANAGEMENT CONSULTANCY LLP"**, a Limited Liabilities Partnership duly registered under the Limited Liabilities Partnership Act, 2008 under serial No.AAW-9150 dated 04/05/2021 having its office at 304, Suyojan, Nr. President Hotel, Navrangpura, Ahmedabad more particularly described in the schedule hereunder written hereinafter



(2)

called the **"PROJECT LAND"** and I had given Title Certificate with Search Report on Title of the said land on 17/02/2022.

Further said Promoter started to construct residential project namely **"SWARA SKY GREENS"** on the said Project land and same will be 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 Talati Mouje Shekhpur-Khanpur and City Survey Ahmedabad-19 Ward Memnagar and from the search of the records being maintained by the Revenue Authorities concerned and relying on Usual Declaration made on oath by said promoter on 14/07/2022 before Notary Public of Gujarat, 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 Freehold Non-Agricultural Land bearing Final Plot No. 252 of Draft Town Planning Scheme No. 19 (Memnagar) admeasuring 2694 sq.mts. (covered within the limit of City Survey Ahmedabad-19 Ward Memnagar and City Survey No. 4447 was given in lieu thereof) of Mouje Shekhpur-Khanpur of Sabarmati Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) and the same is bounded as follows :

On or towards the North : By Public Road

On or towards the South : By Public Road





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On or towards the East : By Purnima Flat
On or towards the West : By Devkunj Flat

PLACE : AHMEDABAD

DATE : 14/07/2022

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE