

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com

(O) 29710100 - 29710200

REF. NO.

10000/2014

To,

M/s Safal Goyal Realty LLP,

a Limited Liability Partnership Firm

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s Safal Goyal Realty LLP, a Limited Liability Partnership Firm registered under The Limited Liability Partnership Act, 2008 having LLP Identity Number AAB-5357 on account of certificate of incorporation issued by the Registrar, Gujarat, Dadra and Nagar Haveli on 20-5-2013, having its registered office at 10th Floor, Commerce House 4, Besides Shell Petrol Pump, 100 Feet Road, Prahladnagar, Satellite, Ahmedabad - 380 015 (hereinafter called the "Promoter") is owner and possessor of the **Non-Agricultural Land** bearing (i) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs. totally admeasuring about 4,21,683 sq. mtrs. now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. of Draft Town Planning Scheme no. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand and belonging to M/s Safal Goyal Realty LLP, a Limited Liability Partnership Firm. more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has commenced construction of Township project named "SKY CITY" on the said Project Land. The said Township consists of various types of residential cum commercial schemes of bungalows, Row Villas, Twin Villas, apartments and commercial units.

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 Report dated 25-04-2015.

In furtherance of said Title Report dated 05-11-2018 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 :-

Special Civil Suit No 473/2016 before 2nd Additional Senior Civil Judge, Ahmedabad (Rural)

- That one Jiviben Wd/o. Pirbhai Jamalbhai through her Power of Attorney Holder Salimbhai Jahangirmiya Shekh has filed Special Civil Suit No 473 of 2016 before the court of Principal Civil Judge (S.D.), Ahmedabad (Rural) against Safal Goyal Realty LLP (Defendant No 1) and others. In the said suit the Plaintiff is claiming that the suit land being Block No 240 (Old Survey No 197/2 admeasuring about 13355 sq.mtrs) now amalgamated in Block No 215 is their ancestral property, hence they have right, title and interest in the said land and have prayed for permanent injunction against the transfer of suit Land and cancellation of Sale deeds. Thereafter 4th Additional Senior Civil Judge, Ahmedabad (Rural) vide his order dated 01-12-2017 disposed of the said Civil Suit and transferred the said suit to Taluka Court Sanand and has been given New filing Number being Special Civil Suit No 13/2018.

We say that name of Plaintiff Jiviben wd/o Pirbhai Jamalbhai has been deleted from the revenue records of Block No 240 admeasuring about 13355 sq.mtrs in the year 1979. Thereafter her sons sold the land in 1983 and subsequent to that three transactions have taken place. The District collector has also granted N.A.Use permission and Township approval and plans have been approved from competent authority. Moreover the said suit is filed after more than 37 years. Hence the said suit, though

pending is weak in nature and no injunction has been granted by the Court.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land bearing (i) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs totally admeasuring about 4,21,683 sq. mtrs. now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. of Draft Town Planning Scheme no. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand.

PLACE : AHMEDABAD

DATE : 05TH November, 2018

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate



