

Dt: 25.07.2022.

To,
Adani Estate Management Private Limited.,
CBD, Shantigram,
Nr Vaishnodevi Circle, SG Highway,
Ahmedabad 382 421, Gujarat.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT, Adani Estate Management Private Limited is the Land Owner of the Non-Agricultural Land bearing Block No. 205 (Old Survey No. 203/ Old Block No.385) admeasuring 48664 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar more particularly described in the Schedule hereunder written (hereinafter referred as "**Project Land**").

Further, the said Adani Estate Management Private Limited has proposed to construct a Residential Projects on the said Project Land and entered into a Development Agreement dated 08.07.2022, registered before Sub- Registrar of Assurance, Gandhinagar at serial no.- 30831/2022 executed between Adani Estate Management Private Limited and BSA Buildcon LLP to develop residential project /scheme on the part land being Non-Agricultural Land bearing Block No. 205 (Old Survey No. 203/ Old Block No.385) admeasuring 6202.28 square meters out of total land admeasuring 48664 square meters. Adani Estate Management Private Limited thereby assigned development rights to develop projects /scheme on the part land being Non-Agricultural Land bearing Block No. 205 (Old Survey No. 203/ Old Block No.385) admeasuring 6202.28 square meters out of total land admeasuring 48664 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar.



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We hereby issue this Non-Encumbrance Certificate on basis of the submitted deeds/documents and provided information and opine that, the said Project Land is clear, marketable and free from any pending litigation and is free from all encumbrances subject to what is stated in our Report on Title dated 17.12.2021 and Further Report in Title dated 26.05.2022.

SCHEDULE

All that piece and parcel of Non-Agricultural Land being part Land bearing Block No. 205 (Old Survey No. 203/ Old Block No.385) admeasuring 6202.28 square meters out of total land admeasuring 48664 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar and Adani Estate Management Private Limited has assigned development rights to BSA Buildcon LLP and proposed to construct Residential building on the said Project Land under the name of "Paarijat @ S H A N T I G R A M".

Thanking You,
Yours Faithfully,
For, **SBS LEGAL, Advocates**



Siddharth Singh
Advocate
(Enrolment No. G/849/2006)

