

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

13794/2024

REF. NO.

To,

M/s. Shree Hari Buildcon, a Partnership Firm

Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. Shree Hari Buildcon, a Partnership Firm [PAN No. AFIFS 0303 M], having its registered office at D-66, Sentossa Greenland, Opp. Vedant Kadam, S.P. Ring Road, Rakanpur, Gandhinagar-382721 (hereinafter called the "PROMOTER") is the owner and possessor of the Non Agricultural land bearing Final Plot No. 125/2 admeasuring 4,233 Sq. mtrs. (Given in lieu of Block No. 198/2) in Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola-Bhadaj) situate, lying and being at Moje Shilaj Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 09 (Bopal) more particularly described in the schedule hereunder written and hereinafter called the "PROJECT LAND".

That said PROMOTER has got the plans for residential and commercial construction on the said Land sanctioned from the Ahmedabad Municipal Corporation and development permission to that effect is sanctioned by Ahmedabad Municipal Corporation as mentioned herein under:-

Sr. No.	Block No.	Rajachitthi No.	Dated	Case No.
1.	A+B	06652/200225/ A8990 /R0/M1	24-04-2025	BHNTI/NWZ/200225/ CGDCRV/ A8990/R0/ M1
2.	C+D	06653/200225/ A8992 /R0/M1	24-04-2025	BHNTS/NWZ/200225 /CGDCRV/ A8992/R0/ M1

Further said Promoter has started constructing Residential cum Commercial project namely "SUNSETU SKY" on the said Project Land.

As per instructions, we have examined the titles of the above referred 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 and Report dated 10-06-2025.

In furtherance of said Title Certificate and Report dated 10-06-2025 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/litigation.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non Agricultural land bearing Final Plot No. 125/2 admeasuring 4,233 Sq. mtrs. (Given in lieu of Block No. 198/2) in Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola-Bhadaj) situate, lying and being at Moje Shilaj Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 09 (Bopal) and belonging to M/s. Shree Hari Buildcon, a Partnership Firm.

PLACE: AHMEDABAD

DATE: 10-06-2025.

For Jani & Co.,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007

