

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. 13863/2024

To,

M/s. Eklavya Corporation, a Partnership Firm,
 Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. Eklavya Corporation, a Partnership Firm [PAN No. AALFE 2815 Q], a Partnership registered under the Indian Partnership Act, 1932 having its registered office at Eklavya, Near Elite-32, Opposite Divyapth School, Navnit Patel Marg Road, Memnagar, Naranpura Ahmedabad-380052 (hereinafter called the "PROMOTER") is the owner and possessor of the Non-Agricultural land bearing Final Plot No. 497 admeasuring about 5220 Sq. mtrs (given in lieu of Survey No. 207/3) forming part of Town Planning Scheme No. 29 (Naranpura) as follows

Sr. No.	Final Plot No. and Khata No.	Area (In Sq. Mtrs.)	Owner
1.	Final Plot No. 497 paiki (Khata No. 1655)	2610	M/s. Eklavya Corporation, a Partnership Firm
2.	Final Plot No. 497 paiki (Khata No. 1718)	2610	M/s. Eklavya Corporation, a Partnership Firm
Total		5220	

situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) more particularly described in the schedule hereunder written 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 issued by Ahmedabad Municipal Corporation vide its Rajachitthi No. 06376/191024/A8778/R0/ M1 dated 20-01-2025 bearing Case No. BHNTI/WZ/191024/ CGDCRV/A8778/R0/M1.

Further said Promoter has started constructing Residential and Commercial project namely "Eklavya" 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 Cum Report dated 29-01-2025.

In furtherance of said Title Certificate Cum Report dated 29-01-2025 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. 497 admeasuring about 5220 Sq. mtrs (given in lieu of Survey No. 207/3) forming part of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj).

PLACE: AHMEDABAD

DATE: 29-01-2025

For Jani & Co.,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007

