

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

REF. NO.

10836/2017

To,

M/s. AMPLE INFRA

Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE



THIS IS TO CERTIFY THAT M/s. AMPLE INFRA, a Partnership Firm, having its registered office at Tulsi Residency, Survey No. 673, Near Sandipani School, Haridarshan Cross Roads, Naroda, Ahmedabad 382 330 (hereinafter called the "Promoter") is owner and possessor of the Non Agricultural land bearing Final Plot no. 82 admeasuring 6131 Sq. Mtrs (allotted in lieu of Revenue Survey No. 673 admeasuring 10,218 sq. mtrs.) forming part of T.P. Scheme no. 121 (Naroda-Hanspura-Kathwada) situate, lying and being at Mouje - NARODA, Taluka ASARWA District Ahmedabad in the Registration Sub-District Ahmedabad-06 (NARODA) more particularly described in the schedule hereunder written hereinafter called the "**PROJECT LAND**"

Further said Promoter has started constructing residential project namely "**TULSI RESIDENCY**" on the said Project land.

We have been provided with Title Report dated 13-06-2017 issued by Ramesh R. Nimavat, Advocate, Ahmedabad who has certified that the titles of the said Project Land are clear and marketable. On the basis of abovestated Title Report dated 13-06-2017 and subject to what is stated herein, we hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except :-

Civil Suit No 519/2014

- (1) Melaji Fakirji Thakore (2) Kanuji Fakirji Thakore (3) Vinuji Fakirji Thakore have filed Special Civil Suit No 519 of 2014 before the court of Principal Civil Judge, Ahmedabad (Rural) against Kamleshbhai Gabhaji and 14 others. In the said suit the Plaintiffs

are claiming that the suit land being Survey No 664 and Survey No 673 are their ancestral property, hence they have right, title and interest in the said land and have prayed for interim injunction against the transfer of suit Land and cancellation of Sale deeds. Though the suit is filed in respect of the project land, the present land owner M/s Ample Infra have not been made party in the suit. We are informed that no injunction is granted by the Court in the said suit. Moreover N.A. Use permission has been granted, plans have been approved and the construction on the said project land has been commenced. However said suit is pending at present.

Civil Suit No 452/2011

➤ That (1) Melaji Fakirji (2) Kanuji Fakirji and (3) Vinuji Fakirji have filed Regular Civil Suit No 452/2011 against Kankuben Gabhaji and Kamleshbhai Gabhaji before the Court of Principal Senior Civil Judge, Ahmedabad (Rura). In the said suit the Plaintiffs are claiming that the suit land being Survey No 673 and other Survey numbers 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.

The Plaintiff has filed the suit after more than a period of 32 years. Hence the court has also vide its order dated 04-02-2014 under Exh 19 rejected the suit of plaintiff under order 7 Rule 11 of Civil Procedure Code. We are not aware whether the plaintiff has filed any appeal against this order.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non Agricultural land bearing Final Plot no. 82 admeasuring 6131 Sq. Mtrs (allotted in lieu of Revenue Survey No. 673 admeasuring 10,218 sq. mtrs.) forming part of T.P. Scheme no. 121 (Naroda-Hanspura-Kathwada) situate, lying



and being at Mouje - NARODA, Taluka ASARWA District Ahmedabad
in the Registration Sub-District Ahmedabad-06 (NARODA).

PLACE : AHMEDABAD

DATE : 24TH AUGUST, 2017

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate

