

JAGDISHCHANDRA G. PATEL
Advocate

Off. D-8, PARUL FLAT, NR. UMIYA VIJAY, SETELLITE, AHMEDABAD.
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NON ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Survey No. 30/1/2 admeasuring 3339 sq.mts. covered within the limit of Town Planning Scheme No. 115 (Ramol) and Final Plot No. 14/1/2 was given in lieu thereof and area thereof fixed to extent of 2003 sq.mts. of Mouje Ramol of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-14 (Vastral) more particularly described in the Schedule hereunder written belonging "**SAMARPAN INFRA**", a partnership firm having its Office at : 14, Signor Sky Line, Nr. Pushkar Residency, Zundal, Gandhinagar – 382421.

THIS IS TO CERTIFY THAT "SAMARPAN INFRA", a partnership firm having its Office at : 14, Signor Sky Line, Nr. Pushkar Residency, Zundal, Gandhinagar – 382421 (hereinafter called the "Promoter") is owned and possessed the the Non-Agricultural Land bearing Survey No. 30/1/2 admeasuring 3339 sq.mts. covered within the limit of Town Planning Scheme No. 115 (Ramol) and Final Plot No. 14/1/2 was given in lieu thereof and area thereof fixed to extent of 2003 sq.mts. of Mouje Ramol of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-14 (Vastral) more



(2)

particularly described in the schedule hereunder written hereinafter called the "**PROJECT LAND**" and I had given Title Certificate with Search Report on Title of the said land on 01/08/2025. Further said Promoter started to construct project namely "**SIGNORE SOMMET**" on the said Project land and same will be register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016. That after taking necessary searches of the Revenue Records being maintained by the Registration District of Ahmedabad and Sub-District of Ahmedabad-5 (Narol) from 1994 to 2011, Sub-District Registrar of Ahmedabad-13 (City Taluka) from 2011 to 2023, Sub-District of Ahmedabad-11 (Aslali) from 2011 to 2023 and Sub-District of Ahmedabad-14 (Vastral) from 2023 to 2024 i.e. for the last more than 30 years viz. 1994 to 15/07/2025 Registration District of Ahmedabad and Sub-District of Ahmedabad-5 (Narol) from 1994 to 2011, Sub-District Registrar of Ahmedabad-13 (City Taluka) from 2011 to 2023, Sub-District of Ahmedabad-11 (Aslali) from 2011 to 2023 and Sub-District of Ahmedabad-14 (Vastral) from 2023 to 2024 i.e. for the last more than 30 years viz. 1994 to 15/07/2025 I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land. We hereby state that the said land is clear, marketable, free from any charge or encumbrance.

S C H E D U L E
(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land bearing Survey No. 30/1/2 admeasuring 3339 sq.mts. covered within the limit of Town Planning Scheme No. 115 (Ramol) and Final Plot No. 14/1/2 was given in lieu thereof and area thereof fixed to extent of 2003 sq.mts. of Mouje Ramol of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-14 (Vastral) and same is bounded as follow :



(3)

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On or towards the North : By Final Plot No. 146
On or towards the South : By 24 Meter T. P. Road
On or towards the East : By S. P. Ring Road
and 12 Meter Service Road
On or towards the West : By Survey No. 24 + 26 PAIKI

PLACE : AHMEDABAD

DATE : 01/08/2025



J. G. Patel
JAGDISHCHANDRA G. PATEL
G/1925/2000, ADVOCATE
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BCG Enrollment No. 1925/2000