

PARESH R. JANI
SENIOR ADVOCATE & SOLICITOR
(FOUNDER)
HURSH P. JANI
SOLICITOR & ADVOCATE
(PROPRIETOR)



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

13981/2024

REF. NO.

13982/2024

To,

M/s. Div Skyline Developers LLP, a Limited Liability Partnership Firm
Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. Div Skyline Developers LLP, a Limited Liability Partnership Firm [PAN No. AAWFD9739P], having its registered office at LS No. 760/B, FP-203/2 TP-3, Opp. Shyram, Near Harsh Evoq, Bopal, Ahmedabad-380058 (hereinafter called the "PROMOTER") is the owner and possessor of the Non Agricultural land bearing (1) Final Plot No. 117/1 admeasuring 2,692 Sq. mtrs. (Given in lieu of Block No. 416/B) in Draft Town Planning Scheme No. 2 (Ghuma) and (2) Final Plot No. 118/3 admeasuring 3,995 Sq. mtrs. (Given in lieu of Block No. 420/C) in Draft Town Planning Scheme No. 2 (Ghuma) and situate, lying and being at Moje Ghuma 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 are sanctioned by Ahmedabad Municipal Corporation as mentioned herein under:-

Sr. No.	Block No.	Rajachitthi No.	Dated	Case No.
1.	A+B+ C+D	07002/010325/A9004 /R0/M1	01-08-2025	BHNTI/SWZ/010325/CG DCRV/A9004/R0/M1
2.	E	07003/010325/A9005 /R0/M1	01-08-2025	BHNTS/SWZ/010325/CG DCRV/A9005/R0/M1
3.	F	07004/010325/A9006 /R0/M1	01-08-2025	BHNTS/SWZ/010325/CG DCRV/A9006/R0/M1



Further said Promoter has started constructing Residential cum Commercial project namely "SKYLINE" 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 01-09-2025.

In furtherance of said Title Certificate and Report dated 01-09-2025 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.

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

ALL THAT piece or parcel of Non Agricultural land bearing (1) Final Plot No. 117/1 admeasuring 2,692 Sq. mtrs. (Given in lieu of Block No. 416/B) in Draft Town Planning Scheme No. 2 (Ghuma) and (2) Final Plot No. 118/3 admeasuring 3,995 Sq. mtrs. (Given in lieu of Block No. 420/C) in Draft Town Planning Scheme No. 2 (Ghuma) and situate, lying and being at Moje Ghuma Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 09 (Bopal) and belonging to M/s. Div Skyline Developers LLP, a Limited Liability Partnership Firm.

PLACE: AHMEDABAD

DATE: 01-09-2025.

For Jani & Co.,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007

