

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.

12598/2022

To,

AYUNAM INFRASPACE PRIVATE LIMITED
GANDHINAGAR



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT AYUNAM INFRASPACE PRIVATE LIMITED [PAN No. AAWCA 2887 Q], a Company registered under the Companies Act, 2013 having its registered office at 18, Surbhi Exotica, Nr. Akshar Bungalows, Kudasan, Gandhinagar (hereinafter called the "PROMOTER") is the owner and possessor of the City Survey No. NA269 admeasuring about 6,244 in Ward No. Kudasan (Non Agriculture) and Sheet No. NA99 given in lieu of Non Agricultural Land bearing Final Plot No. 81 admeasuring about 6,244 sq. mtrs. (Given in lieu of Block No 269 (Old Survey No. 259) admeasuring about 10,464 sq. mtrs. (10,406 sq. mtrs as per Form "F")) forming part of Draft Town Planning Scheme No. 22 (Kudasan-Randesan) situate, lying and being at Moje Kudasan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND".

That said **PROMOTER** has got the plans for residential cum commercial construction on the said Project Land sanctioned from the Gandhinagar Municipal Corporation and development permission to that effect is issued by Gandhinagar Municipal Corporation vide its Development permission bearing No. GMC/168/Kudasan-22/03/2022/ 9481/2022 dated 30-04-2022.

Further said Promoter has started constructing Residential cum Commercial project namely "AYUNAM GREENS" 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 07-06-2022.

In furtherance of said Title Certificate Cum Report dated 07-06-2022 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 City Survey No. NA269 admeasuring about 6,244 in Ward No.Kudasan (Non Agriculture) and Sheet No. NA99 given in lieu of Non Agricultural Land bearing Final Plot No.81 admeasuring about 6,244 sq. mtrs. (Given in lieu of Block No 269 (Old Survey No. 259) admeasuring about 10,464 sq. mtrs.(10,406 sq.mtrs as per Form "F")] forming part of Draft Town Planning Scheme No.22 (Kudasan-Randesan) situate, lying and being at Moje Kudasan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar.

PLACE : AHMEDABAD

DATE: 07-06-2022

For Jani & Co,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate

Enrl.No. G/559/2007

