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Jignesh A. Bhagat

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Non-Encumbrance Certificate

To

The partners

The Suvidhi Projects LLP

A limited liability partnership firm,

405-406, Santorini Square,

Prenatirth Derasar Road, Satellite,

Ahmedabad

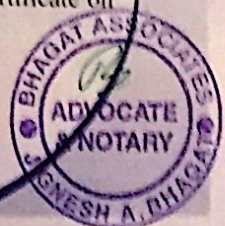
Respected Sir;

This is to certify that The Suvidhi Projects LLP A limited liability partnership firm having its office at : 405-406, Santorini Square, Prenatirth Derasar Road, Satellite, Ahmedabad (hereinafter referred to as the said developer) is the land owner/developer having developer rights of property lying & being at District Sub-District Ahmedabad Taluka Sabarmati, Mouje Paldi, T.P. Scheme No. 21, F.P. No. 547, Bunglow No. 23 of the Navyug Co-Op. Housing Society Ltd. admeasuring 804 sq. mtrs. plot area with construction thereon more particularly described in the schedule hereunder written and hereunder called the project land belonging to The Suvidhi Projects LLP A limited liability partnership firm.

This is to certify that pursuant to rights obtained under registered sale deed No. 10102 dated 10-8-2018 executed by property owner Rashmiben Rohitbhai Parikh in favour of The Suvidhi Projects LLP A limited liability partnership firm. The developer/land owner has started constructing/to be constructed the residential flats scheme in the name and style of Arihant Aura on the said project land.

As per instructions I have examined the titles of the said project land and have caused to be take searches of available revenue and sub registry record for last 30 years through our search clerk and believing the same to be true and trustworthy. I have issued a title report cum certificate on 27-3-2019.

OFFICE : 302-A & B, 3rd Floor, Sheel Complex, B/h. Aagman Complex,
B/h. Mithakhali Under Ground Bus Stand, Ahmedabad-380 009. Ph. : (O) 079-26406825



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Title Clearance Certificate &

Title Report

To

The Suvidhi Projects LLP

A limited liability partnership firm,

Ahmedabad

Sub: Title Report & Certificate of the property lying & being at District Sub-District Ahmedabad Taluka Sabarmati, Mouje Paldi, T.P. Scheme No. 21, F.P. No. 547, Bunglow No. 23 of the Navyug Co-Op. Housing Society Ltd. admeasuring 804 sq. mtrs. plot area with construction thereon.

Respected Sir;

As per instruction given by you I have taken search for the said property for last thirty years with the office of the Sub-Registrar, and from Revenue Record and submit my report on title cum Title Clearance Certificate as under :-

The land of T.P. Scheme No. 25 F.P. No. 547 was owned and possessed by Navyug Co-Op. Housing Society Ltd. in the year 1945.

The said Navyug Co-Op. Housing Society Ltd is registered under provisions of Gujarat Co-operative Societies Act, 1961 vide Reg. No. B-237 on 29.06.1942.

It appears from Village form no. 2 that NA permission for Residential purpose was granted by City Deputy Collector, Ahmedabad vide its order dated 03.02.1949, 13.12.1949, 18.05.1961.

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In furtherance of the said title report cum certificate dated 27-3-2019 and subject to what is stated therein I hereby issued this non-encumbrance certificate and opine that the said project land is free from any encumbrance/litigations.

SCHEDULE

Description of the Project Land

All that piece and parcel of property lying & being at District Sub-District Ahmedabad Taluka Sabarmati, Mouje Paldi, T.P. Scheme No. 21, F.P. No. 547, Bunglow No. 23 of the Navyug Co-Op. Housing Society Ltd. admeasuring 804 sq. mtrs. plot area with construction thereon on which residential flat scheme in the name and style of Arihant Aura being constructed/implemented which is bounded as under :

On or towards the East	:	Shrikunj Apartment
On or towards the West	:	Palicon Apartment
On or towards the North	:	Corporation public road
On or towards the South	:	Kalaniketan Apartment

Place : Ahmedabad:

Date : 28-3-2019


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Advocate & Notary

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Thereafter the said The Suvridhi Projects LLP floated a scheme namely Arhamt Aura on said Bungalow No. 23

Looking to the above facts titles of the said property are clear, marketable and free from any encumbrances.

Dated this 27th day of March 2019
Ahmedabad:


Jignesh A. Bhagat
Advocate & Notary

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