

Hitesh M. Rawal
Advocate & Notary

H M Rawal &
Company
ADVOCATES

Ref. No. TC/F.No.5436/19

RERANo. PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/MAA00311/
031017 dated 03.10.2017.

To,
M/s. Maruti Procon,
a Partnership Firm,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

This is to certify that we have examined titles of Non-Agricultural land admeasuring 2505 sq. mts. of Final Plot No.9/1 [Block No.313] of Town Planning Scheme No.212 [Ambli] corresponding/proportionate land of Block No.313 [Old Survey No.163], admeasuring about 3577 sq. mts. situate, lying and being at Mouje Ambli, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 [Bopal] [hereinafter referred to as "said land"] on which scheme known as "SKYLIGHTS" is being constructed belonging to M/s. Maruti Procon, a Partnership Firm.

We have also published Public Notice in daily newspaper "Divya Bhaskar" on dated 18.8.2019 inviting objections against the said land. In response to that we have not received any objection within the stipulated time limit.

M/s. Maruti Procon, a Partnership Firm through its Partner Shri Jignesh A. Shah has filed Declaration cum Indemnity Bond notarised before Notary Chaitali B. Dave under serial No.42915 dated 28.8.2019. It is declared in the said Declaration cum Indemnity Bond that the said land has not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon **except**



the charge of Gruh Finance Ltd. of Rs.10 Crore nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title, and on the basis of the Affidavit/Declaration we hereby opine that the said land is without encumbrance subject to [1] Fulfilment of terms and conditions of N.A. Order [2] Project Loan of Gruh Finance Ltd. of Rs.10 Crore obtained by executing Mortgage Deed registered at No.8397 dtd.19.7.19 being repaid and Reconveyance Deed being executed by Gruh Finance Ltd. [3] Agreement/booking rights of Prospective Acquirers of the Scheme "SKYLIGHTS"

DATED THIS 23RD DAY OF SEPTEMBER 2019.

Place : Ahmedabad.

Hitash M. Rawal

Advocate
(H. M. Rawal & Co.)