

Hitesh M. Rawal
Advocate & Notary

H M Rawal &
Company
ADVOCATES

Ref. No. NEC/F.No.6047/2023



NON-ENCUMBRANCE CERTIFICATE

To,

AARYARATH DEVELOPERS LLP

Non-Agricultural Land admeasuring 494 sq. mtrs. (435 sq. mtrs. As per F-form) of Final Plot No.4/4 (land of Survey No.1284/6 paiki 6) of Town Planning Scheme No.27 [Vejalpur] situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-10 [Vejalpur] [hereinafter referred to as “said Land”] Belonging to **AARYARATH DEVELOPERS LLP** on which Project known as “VIBGYOR” is being constructed.

Aaryarath Developers LLP has filed a Declaration cum Indemnity Bond notarized before Notary Kamlesh V. Shah under serial No.824 dated 19.04.2023. It is declared in the said Declaration cum Indemnity Bond that the said Land has not been given in security neither any charge, lien nor encumbrance has been created of any nature whatsoever thereon, and the said Land is neither a subject matter of any pending proceedings nor any order; decree, attachment of any court/authority is operating against the said Land which adversely affects the title.

On the basis of the Declaration cum Indemnity Bond and in furtherance of our Title Certificate & Report dated 20.04.2023, we hereby opine that the said Land is clear, marketable and free from



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all encumbrance, subject to the terms and conditions stated in the Title Report.

This Certificate is issued for submission before Gujarat Real Estate Regulatory Authority, Gandhinagar.

DATED THIS 21st DAY OF JUNE 2023.

Place: Ahmedabad.

Hitesh M. Rawal

Advocate

(H. M. Rawal & Co.)



Dated: 21-6-2023

NON-ENCUMBRANCE CERTIFICATE

To,
AARYARATH DEVELOPERS LLP
Ahmedabad.

Sub : - Encumbrance Certificate.

This is to certify AARYARATH DEVELOPERS LLP, having its office at Ahmedabad, the Owner, possessor and developer of the below said land which is hereinafter called as "Said Land".

<u>R.S.No. / Block No.</u>	1284/13 paiki 13	<u>Final Plot No</u>	4/11
<u>Final Plot Area</u>	467 Sq. Mtrs.	<u>Village</u>	Vejalpur
<u>Taluka</u>	Vejalpur	<u>District</u>	Ahmedabad
<u>Division</u>	T.P.S. 27		

Further said that the 1284/13 paiki 13 has/have proposed/started construction of Residential in name of "VIBGYOR" hereinafter called as said project.

Above said land is free from all Encumbrances. There is no any encumbrance in the above said land as per the search report issued by Sub-Registrar Ahmedabad-10 (Vejalpur).

Disclaimer : - This certificate is based on the Search Report issued by Sub-Registrar Ahmedabad-10 (Vejalpur) and is subject to the NOTE mentioned by the Government in the said Search Report.

AARYARATH DEVELOPERS LLP:

For, Chetan Shah and
Associates, Advocates

FOR, AARYARATH DEVELOPERS LLP

D. M. Patel

PARTNER

Apurva P. Shah

Apurva P. Shah
ADVOCATE
(Reg. No. G/1019/2009)



FOR, AARYARATH DEVELOPERS LLP

Anurag Patel

PARTNER

FOR, AARYARATH DEVELOPERS LLP

Rishi Venu Rishi Kumar

PARTNER

FOR, AARYARATH DEVELOPERS LLP

Minori B. Patel

PARTNER

FOR, AARYARATH DEVELOPERS LLP

Manish Patel

PARTNER