

Date : 21/05/2018

Non - Encumbrance certificate

This is to notify that there is no encumbrance of any type including title, rights, or financial on the said land of the project as per title report certificate of Mr. Parimal parikh dated 09/05/2018 and detail submitted by the developer Udayraj corporation.

Project name - Tulsi galaxy(phase -1)

Developer name – Udayraj corporation.

Revenue survey no – 757/1

Village – Vastral

Takuka – Vatva

District – Ahmedabad

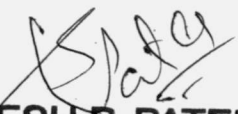
Final plot no -19

Town planning scheme – 114



Place – Ahmedabad

Date – 21/05/2018


SURESH P. PATEL
(ADVOCATE)
7,Dhanlaxmi Society,
Nr. New Navyug School,
Naroda- Ahmedabad.

Parimal Parikh

Advocate & Notary

Date : 09/05/2018

-: TITLE CERTIFICATE :-



Re :- Non - Agricultural Residential Use land admeasuring 10000 Sq. Mtrs. and Non - Agricultural Commercial Use land admeasuring 893 Sq. Mtrs., in aggregate 10893 Sq. Mtrs. of land of Final Plot No. 19 Paiki { Sub Plot No. 2 } { Proportionate land, in lieu of the land admeasuring 18155 Sq. Mtrs. of the Revenue Survey No. 757/1 } of Draft Town Planning Scheme No. 114 { Vastral - Ramol }, situated lying and being at Mouje Village Vastral, Taluka Vatva in the Registration Sub District Ahmedabad - 12 {Nikol} and District of Ahmedabad belonging to Udayraj Corporation - A Partnership Firm.

THIS IS TO CERTIFY THAT, I have investigated the title to the above mentioned land, which is more particularly described in the Schedule hereunder written and at relevant time after issuing public notice in the Gujarati Daily News Papers " Gujarat Samachar " and " Sandesh " in the name of Komalben Rajenbhai Thakkar { Daughter of Kiritbhai Thakkar - Previous Owner } and, as also after taking necessary searches of

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Ashwamegh Cross Road, 132 Ft. Ring Road,
Satellite, Ahmedabad - 380015

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E-mail : parikhsassociate@gmail.com

FOR, UDAYRAJ CORPORATION

Shyam
PARTNER

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Parimal Parikh

Advocate & Notary

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the record being maintained by the Revenue Authorities Concerned and that of the Records of Talati, Sub-Registrar of Ahmedabad - 1 { City }, Ahmedabad - 7 { Odhav } and Ahmedabad - 13 { City } for the last more then 30 years for the said purpose and on persual and verification of certain papers and documents etc. produced before me, and relying on the Declaration, Confirmation and Indemnity made on oath by Rajenbhai Dilipkumar Thakkar as the working Partner of the Udayraj Corporation - A Partnership Firm on 09/05/2018., I am of the opinion that the titles of the said land is clear and marketable, free from any charge or encumbrance and free from reasonable doubts subject to 1.. Revenue Entry Nos. 9054, 9150 and 9168 being certified, 2.. Terms and Conditions mentioned in Non Agricultural Permissions and 3.. Any other laws, Rules, Acts made applicable.

THE SCHEDULE ABOVE REFERRED TO

Non - Agricultural Residential Use land admeasuring 10000 Sq. Mtrs. and Non - Agricultuiral Commercial Use land admeasuring 893 Sq. Mtrs., in aggregate 10893 Sq. Mtrs. of land of Final Plot No. 19 Paiki { Sub Plot No. 2 } { Proportionate land, in lieu of the land admeasuring 18155 Sq. Mtrs. of the Revenue Survey No. 757/1 } of Draft Town Planning Scheme No. 114 { Vastral - Ramol }, situated lying and being at Mouje Village Vastral, Taluka Vatva in the Registration Sub District Ahmedabad - 12 { Nikol } and District of Ahmedabad., and the land of Final Plot No. 19 Paiki { Sub

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Plot No. 2 } is bounded as follows :-

By East :- Sub Plot No. 1 of Final Plot No. 19
By West :- Final Plot No. 138
By North :- 12.00 Mtr. T.P.S. Road
By South :- Final Plot No. 17



Parimal B. Parikh

(Parimal B. Parikh)
Advocate & Notary

FOR, UDAYRAJ CORPORATION

Udayraj
PARTNER

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