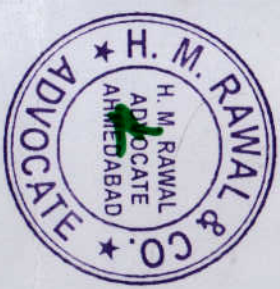


Ref. No. TC/F.No.4821/18

To,

Kamleshbhai Keshubhai Gondaliya

Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

This is to certify that we have examined titles of the land [a] land admeasuring 390 sq. mts. of City Survey No.316, land admeasuring 15.1475 sq. mts. of City Survey No.317, land admeasuring 23.4475 sq. mts. of City Survey No.318, land admeasuring 262.58 sq. mts. of City Survey No.2892, land admeasuring 106.22 sq. mts. of City Survey No.2893 totally admeasuring 797.395 sq. mts. [land admeasuring 809 sq. mts. of Final Plot No.112/8 of Town Planning Scheme No.4] [b] land admeasuring 11.20 sq. mts. of City Survey No.2888, land admeasuring 51.06 sq. mts. of City Survey No.2889, land admeasuring 51.06 sq. mts. of City Survey No.2890, land admeasuring 254.18 sq. mts. of City Survey No.2891 totally admeasuring 367.5 sq. mts. [land admeasuring 388 sq. mts. of Final Plot No.118B15 paiki 1 of Town Planning Scheme No.4 and [C] land admeasuring 625 sq. mts. of City Survey No.2887 [land admeasuring 605 sq. mts. of Final Plot No.118B15 paiki of Town Planning Scheme No.4] thus [a] [b] and [c] totally admeasuring 1789.95 sq. mts. Non-Agricultural land [hereinafter referred to as "said land"] on which scheme known as "Takshashila East End" is being constructed belonging to Kamleshbhai Keshubhai Gondaliya.

We have also published Public Notice in daily newspaper "Gujarat Samachar" on dated 20.7.17 and 21.7.17 inviting objections against the said land along with the charge of India Bulls Housing Finance Ltd. In response to that we have not received any objection within the stipulated time limit.

Kamleshbhai Keshubhai Gondaliya has filed Declaration cum Indemnity



Bond notarised before Notary Yogesh C. Sheth under serial No. V/11/2018 dated 16.2.18. 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 India Bulls Housing Finance Ltd., 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 except the [1] Charge of India Bulls Housing Finance Ltd. [2] Leasehold rights of Torrent Power Limited for 12.98 sq. mts. land as per Lease Deed registered in the office of Sub Registrar under serial No.4232 dated 5.7.17 [Bungalow land] [3] Fulfilment of terms and conditions mentioned in the Sale Deed executed by each Flat holders and Bungalow holders in favour of present owner. [For Sima Park Flats, Manica Co.Op.H.S.Ltd. Flats and Bungalows] and [5] Agreement/Booking rights of the Prospective Acquirers of the Scheme.

DATED THIS 16TH DAY OF FEBRUARY 2018.

Place : Ahmedabad.

Hitesh M. Rawal

Advocate

(H. M. Rawal & Co.)