

TO,

SAMSARA BUILDTECH PRIVATE LIMITED
AHMEDABAD

NON-ENCUMBRANCE CERTIFICATE

This is to certify that **SAMSARA BUILDTECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 2013 on 20-05-2015 with its Corporate Identity Number (CIN) No. U70102GJ2015PTC083260 and having its Registered Office at 2nd Floor, 1-Magnet Corporate House, Near Sola Bridge, S.G. Highway, Thaltej, Ahmedabad - 380059. (Hereinafter called the "**Promoter**")

Non-Agricultural land of Survey No. 146 having area 15176 sq. mtrs Paiki 6882 Sq. mtrs land covered under T.P. Scheme No. 23 (Sabarmati) (Fourth Verid) allotted Final Plot No. 918 having area 4129 sq. mtrs of Mouje Village Achcher, Tal. Sabarmati, Dist. Ahmedabad belonging to SAMSARA BUILDTECH PRIVATE LIMITED more particularly described in the schedule hereunder written hereinafter called the "**PROJECT LAND**"

Further said Promoter intends commence construction of residential project by named "**KALPVRIKSH**" on the project land.

As per instructions, I have examined the title of the project land and have caused to be taken searched of available revenue and registration record for last 30 years and believing the same to be true, correct and trustworthy; we have issued a Title report dated 13th May 2022.

Above referred promoter has produced before me search report dated 13-05-2022 taken from registrar of companies by Rohit Agarwal & Associates, Chartered Accountants. From the said report, I have found that, there is no charge has been created by said Promoter on the project land.

The above referred promoter has filed a declaration dated 20-12-2022 that, the Project land is free from any encumbrances and no suit is/are pending in respect to the above said Project land in any court or before any Govt. or Semi Govt. Authority and promoter has not created any charge on the project land.

In furtherance of said title report dated 13th May 2022 and subject to what is stated therein, we hereby issue this Non-Encumbrance Certificate and opine that the said project land is free from any encumbrance subject to :-

SCHEDULE

(Description of the Project Land)

Non-Agricultural land of Survey No. 146 having area 15176 sq. mtrs Paiki 6882 Sq. mtrs land covered under T.P. Scheme No. 23 (Sabarmati) (Fourth Verid) allotted Final Plot No. 918 having area 4129 sq. mtrs of Mouje Village Achcher, Tal. Sabarmati, Dist. Ahmedabad bounded as follows:

On or towards East side : 12 Meter TP Road
On or towards West side : Final Plot No. 946
On or towards North side : 18 Meter TP Road
On or towards South side : Boundary of TP Scheme No. 23 (Sabarmati)
(Final)

AHMEDABAD

Dated 20th December 2022



Viren A. Shah

(Advocate)

(Enrollment No. G/235/1988)