



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

425-428, Fourth Floor, Devnandan Mall,
Opp. Sanyas Ashram, Nr. M.J. Library,
Ellisbridge, Ahmedabad 380 006
Tele. : 079-3511 2667, (O) : 87806 48943
Mob. : 989850 5683
Email : chaugule_vijay@yahoo.co.in

NON ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non Agricultural Land bearing (A) Revenue Survey No.18, admeasuring 9915 sq.mts. covered within the draft Town Planning Scheme No. 113 (Vastral) and Final Plot No. 36 admeasuring 5949 sq.mts. PAIKI admeasuring 2936 sq.mtrs. (Eastern Side) (as per AMC plan the same is Sub-Plot No. (18/1+36)2 admeasuring 2936 sq.mtrs.) (B) Block No. 19/4 admeasuring 2772 sq.mts. covered within the draft Town Planning Scheme No.113 (Vastral) and Final Plot No. 18/4 was given and lieu thereof and area thereof fixed to extent of 1663 sq.mts. (C) Block No. 28 admeasuring 4350 Sq.mts. covered within the draft Town Planning Scheme No.113 (Vastral) and Final Plot No. 39 was given and lieu thereof and area thereof fixed to extent of 2612 sq.mts. of Mouje Vastral of Vatva Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) more particularly described in the Schedule hereunder written belonging to **"SHIVANI INFRASPACE "**, a partnership firm having its Office at : 28 and 19/4, Sun Villa Residency, Madhav Farm, Vastarl Ring Road, Ahmedabad-382418.

THIS IS TO CERTIFY THAT "SHIVANI INFRASPACE ", a partnership firm having its Office at : 28 and 19/4, Sun Villa Residency, Madhav Farm, Vastarl Ring Road, Ahmedabad-382418, (hereinafter called the "Promoter") is owned and possessed Non Agricultural Land bearing (A) Revenue Survey No.18, admeasuring 9915 sq.mts. covered within the draft Town Planning Scheme No. 113 (Vastral) and Final Plot No. 36 admeasuring 5949 sq.mts. PAIKI admeasuring 2936 sq.mtrs. (Eastern Side) (as per AMC plan the same is Sub-Plot No. (18/1+36)2 admeasuring 2936 sq.mtrs.) (B) Block No. 19/4 admeasuring 2772 sq.mts. covered within the draft Town Planning Scheme No.113 (Vastral) and Final Plot No. 18/4 was



given and lieu thereof and area thereof fixed to extent of 1663 sq.mts. (C) Block No. 28 admeasuring 4350 Sq.mts. covered within the draft Town Planning Scheme No.113 (Vastral) and Final Plot No. 39 was given and lieu thereof and area thereof fixed to extent of 2612 sq.mts. of Mouje Vastral of Vatva Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter intent to implement project will be known as **"SUN VILLA ROYAL"** on the said Project land and same will be register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.

That after taking necessary searches of the Revenue Records maintained by the Talati Mouje Vastral, and District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-12 (Nikol) for the last more then 30 years viz. (the registration records of the year 1990 to 1994 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it cannot be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 30 years (1994 to 03/12/2021) is not well maintained/prepared by State Government and hence may be some error therein), I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land and the said project land is clear and marketable as mentioned in the title certificate issued by me on 03/12/2021.





VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO. **ADVOCATE**

425-428, Fourth Floor, Devnandan Mall,
Opp. Sanyas Ashram, Nr. M.J. Library,
Ellisbridge, Ahmedabad 380 006
Tele. : 079-3511 2667, (O) : 87806 48943
Mob. : 989850 5683
Email : chaugule_vijay@yahoo.co.in

SCHEDULE **(Description of the Project Land)**

ALL THAT piece or parcel of Non Agricultural Land bearing (A) Revenue Survey No.18, admeasuring 9915 sq.mts. covered within the draft Town Planning Scheme No. 113 (Vastral) and Final Plot No. 36 admeasuring 5949 sq.mts. PAIKI admeasuring 2936 sq.mtrs. (Eastern Side) (as per AMC plan the same is Sub-Plot No. (18/1+36)2 admeasuring 2936 sq.mtrs.) (B) Block No. 19/4 admeasuring 2772 sq.mts. covered within the draft Town Planning Scheme No.113 (Vastral) and Final Plot No. 18/4 was given and lieu thereof and area thereof fixed to extent of 1663 sq.mts. (C) Block No. 28 admeasuring 4350 Sq.mts. covered within the draft Town Planning Scheme No.113 (Vastral) and Final Plot No. 39 was given and lieu thereof and area thereof fixed to extent of 2612 sq.mts. of Mouje Vastral of Vatva Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) and the same is bounded as follows :

On or towards the North : By Road
On or towards the South : By Reservation and T.P. Scheme Limit
On or towards the East : By T.P. Scheme Limit
On or towards the West : By Final Plot No. 18/1 Paiki

PLACE : AHMEDABAD

DATE : 03/12/2021

BCG Enrollment No. : G/1214/2006



For, **VIJAY Y. CHAUGULE & CO.**
ADVOCATE