

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO.

11704/2019

To,

M/s. Sai Developers, a Partnership Firm.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. Sai Developers, a Partnership Firm, having its registered office at Survey No. 422, B/h. Haridham Apartments, Moje Raisan, Taluka Gandhinagar, District Gandhinagar (hereinafter called the "Promoter") is the owner and possessor of the Non-Agricultural land bearing Final No. 23/1 admeasuring 4,793 Sq. Mtrs. (given in lieu of Block No. 422/001) in Draft Town Planning Scheme No. 18 (Kudasan-Randesan-Raisan) situate, lying and being Moje Kudasan, Taluka Gandhinagar and in the Registration District and Sub District of Gandhinagar more particularly described in the schedule hereunder written and is hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential and Commercial project namely "TEXAS 2" on the said Project Land.

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate Cum Report dated 01-01-2021.

In furtherance of said Title Certificate Cum Report dated 01-01-2021 and subject to what is stated therein and based on the latest search taken on the said Project Land dated 28-12-2020, we hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except;

[1] Post dated Cheques issued by M/s. Sai Developers, a Partnership Firm in sale deed dated 19-12-2019 registered at Serial No. 31121 being cleared.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural land bearing Final No. 23/1 admeasuring 4,793 Sq. Mtrs. (given in lieu of Block No. 422/001) in Draft Town Planning Scheme No. 18 (Kudasan-Randesan-Raisan) situate, lying and being Moje Kudasan, Taluka Gandhinagar and in the Registration District and Sub District of Gandhinagar and belonging M/s. Sai Developers, a Partnership Firm.

PLACE : AHMEDABAD

DATE : 1st January, 2021.

For Jani & Co,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007

