

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.

12179/2021

To,

AYUNAM BUILDERS PRIVATE LIMITED

Gandhinagar

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT AYUNAM BUILDERS PRIVATE LIMITED. (Earlier known as Apex Mechtronix (India) Private Limited) [PAN No. AAFC8212L], a Company registered under the Companies Act, 1956 having its registered office at F/3, Siddhiraj Zavod, Sargasan, Gandhinagar-382421 (hereinafter called the "PROMOTER") is the owner and possessor of the Non-agricultural land bearing New Block No 769/002 [old Block No 418/3 i.e. Block No 418/C] (Khata No 1370) admeasuring about 1493 sq.mtrs which is given Final Plot No 166/3 admeasuring about 970 sq.mtrs of Preliminary Town Planning Scheme GUDA No-7 (Sargasan-Kudasan-Por), situate, lying and being at Moje Por, Taluka Gandhinagar, in the Registration District of Gandhinagar and Sub District of Gandhinagar more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND".

That said PROMOTER has got the plans for commercial construction on the said Project Land sanctioned from the Gandhinagar Municipal Corporation and development permission to that effect is issued by Gandhinagar Municipal Corporation vide its Development permission dated 07-03-2022 bearing reference no. P.R.M./ G.M.C/221/POR-07/10/ 2021/4359/2022.

Further said Promoter has started constructing Commercial project namely "GANDHINAGAR DOCTOR HOUSE" on the said Project Land.

For, Ayunam Builders Pvt. Ltd.

Director/Authorized Signatory

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 09-05-2022.

In furtherance of said Title Certificate Cum Report dated 09-05-2022 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/litigation.

#### SCHEDULE

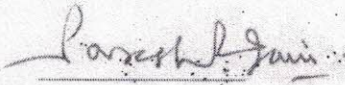
##### (Description of the Project Land)

ALL THAT piece or parcel of Non-agricultural land bearing New Block No 769/002 [old Block No 418/3 i.e. Block No 418/C] (Khata No 1370) admeasuring about 1493 sq.mtrs which is given Final Plot No 166/3 admeasuring about 970 sq.mtrs of Preliminary Town Planning Scheme GUDA No-7 (Sargasan-Kudasan-Por), situate, lying and being at Moje Por, Taluka Gandhinagar, in the Registration District of Gandhinagar and Sub District of Gandhinagar.

PLACE : AHMEDABAD

DATE: 09-05-2022

For Jani & Co,



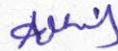
PARESH R JANI

Solicitor & Advocate

Enrl.No. G/A/166/1974



For, Ayunam Builders Pvt. Ltd.



Director/Authorized Signatory