

Nita M. Joshi

B.Com. LL.B., Advocate
(Sessions Court & Gujarat High Court)

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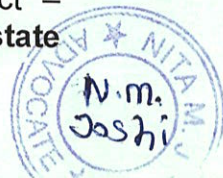
Date : 18-10-2022

To,
Shantikrupa Estate private Limited,
G.F.-2, Baleshwar Square,
Opp. Iscon Temple,
S. G. High Way,
Ahmedabad -380058.

Dear Sir,

Sub : No Encumbrance Certificate

Ref: Immovable property is being Non
Agricultural Land for Residential purpose bearing Block
No: 68p Admeasuring 19703 Sq Metrs Block No: 69
Admeasuring 18919 Sq Metrs Block No: 70 Admeasuring
18312 Sq Metrs Block No: 71 Admeasuring 29754 Sq
Metrs Block No: 91 Admeasuring 40873 Sq Metrs Block
No: 92 Admeasuring 56353 Sq Metrs N. A. open land,
of scheme known as “ **The other side**” in non
agriculture land of **Mouje Vansajada** Taluka Kalol, in
the Registration District – Gandhinagar & bearing Block
No: 106p Admeasuring 29754 Sq Metrs Block No: 120p
Admeasuring 10565 Sq Metrs Block No: 122
Admeasuring 23208 Sq Metrs Block No: 123
Admeasuring 46742 Sq Metrs Block No: 124
Admeasuring 2529 Sq Metrs Block No: 125 Admeasuring
26710 Sq Metrs Block No: 126 Admeasuring 13152 Sq
Metrs Block No: 127 Admeasuring 22764 Sq Metrs
Block No: 128 Admeasuring 2327 Sq Metrs Block No:
129 Admeasuring 3541 Sq Metrs Block No: 134
Admeasuring 5261 Sq Metrs Block No: 139 Admeasuring
4452 Sq Metrs Block No: 140 Admeasuring 12343 Sq
Metrs Block No: 141 Admeasuring 33387 Sq Metrs
Block No: 142 Admeasuring 16896 Sq Metrs Block No:
143 Admeasuring 15479 Sq Metrs Block No: 145
Admeasuring 15580 Sq Metrs Block No: 146
Admeasuring 19323 Sq Metrs Block No: 147
Admeasuring 12545 Sq Metrs Block No: 148
Admeasuring 21448 Sq Metrs Block No: 149
Admeasuring 16693 Sq Metrs Block No: 151
Admeasuring 11129 Sq Metrs Block No: 152
Admeasuring 9814 Sq Metrs Block No: 155p
Admeasuring 11028 Sq Metrs Block No: 178
Admeasuring 50789 Sq Metrs N. A. open land, of
scheme known as “**The other side**” in non agriculture
land, of **Mouje Chekhla** Taluka Sanand, District –
Ahmedabad belonged to **M/s. Shantikrupa Estate
Private Limited.**



Said Project's net land area, as per revised plan is 437316 Sq. Mtrs, after land surrendered to AUDA and sub plotting of project land.

Pursuant to the instructions given by you for No Encumbrance Certificate of immovable property being as referred above and I states that.

I have been given Master Title of Non Agricultural land owned by **M/s. Shantikrupa Estate Private Limited** and the scheme known as The other side dated 16-10-2019.

I have to be taken necessary searches for 2016 to 18th October, 2022 in Sub-Registry records and on the basis of the said searches I have found that **M/s. Shantikrupa Estate Private Limited** is absolute owner and possessor of the said above mentioned property and accordingly to the title of the said property belong to **M/s. Shantikrupa Estate Private Limited** is clear and marketable and free from reasonable doubts and without encumbrances

In view of above, I am of the opinion, that the title of the said property is clear, marketable and free from all encumbrances.

Ahmedabad dated this 18th day of October, 2022.



Nita M. Joshi
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Advocate

1. Search Receipt No. xxxxxxxxxx Application No. xxxxx dated 00-00-2022, Mouje, Vansajada, Taluka Kalol, District - Gandhinagar.
2. Search Receipt No. xxxxxxxxxxxxxx Application No. xxxxx dated 00-00-2022, Mouje, Chekhla, Taluka Sanand, District - Ahmedabad.
3. Search Receipt No. xxxxxxxxxxxxxx Application No. xxxxx dated 00-00-2022, Mouje, Chekhla, Taluka Sanand, District - Ahmedabad..