

Ref. No: 117-B/21
To,
M/s Sai Shraddha Buildcon,
Pushkar Valley,
Near Fortune Sky, B/H. Ganesh Vihar,
Nikol,
Ahmedabad-382350.

Sanad no: G 58/1973
Date: 20-12-2021

Dear Sir,

No Encumbrance Certificate

Reg: Non-agricultural land of Final plot no: 16/2, of T. P. Scheme no: 110 [Nikol-Kathwada] [Final Santioned] , allotted in lieu of survey no: 383/2, situate at mouje Nikol, Taluka Asarva, District Ahmedabad, proposed to be developed by M/s Sai Shraddha Buildcon, for the residential cum commercial scheme of "Pushkar Valley".

At your instructions, I have investigated the titles of the present owners /sharers of non agricultural land bearing Final Plot no: 16/2 of Town Planning Scheme no: 110 [Nikol- Kathwada] [Final- Sanctioned] allotted in lieu of survey no: 383/3,admeasuring 11836 sq mtrs or thereabout, situate at mouje Nikol, Taluka Asarva, District Ahmedabad, described in schedule hereunder ,and have to state that I have verified the searches of revenue records and sub-registry records and I have not found any mortgage charge or encumbrance subsisting on the said land described in the Schedule hereunder written,

The said land is proposed to be developed by Promoters M/s Sai Shraddha Buildcon, yourself, a partnership firm, by promoting a residential cum

commercial scheme to be known as "Pushkar Valley" on terms and conditions contained in a registered Development Agreement dated 9-11-2020 executed between the owner-sharers Jagdishbhai Ravjibhai Patel and Smt Jyotsanaben Jagdishbhai Patel and yourself, and confirmed, after the death of said Jagdishbhai R. Patel, by his heirs, viz wife Jyotsanaben J Patel, daughter Hetal J. Patel, through her constituted attorney Jyotsanaben J. Patel, and son Bhavin J. Patel, and further amended by an Amendment Agreement executed by the said heirs, both documents of which are registered with Sub-Registrar of Assurances on 4-12-2021 under serial no: 27016 and 27018 respectively..

SCHEDULE

Survey no.	383/2	19729 Sq. Mtrs.
Final Plot no:	16/2	11836 Sq. Mtrs.
T. P. Scheme no:	110	[Nikol-Kathwada] [Final Sanctioned]
Village	Nikol	Taluka: Asarva
District	Ahmedabad	Sub- District: Ahmedabad- 12 [Nikol]

N. R. Kavina

N. R. Kavina, Advocate

Place : Ahmedabad

