

Neha M. Shah
Advocate

Sanad No. G/2143/2001

104/A, Samruddhi Building,
Opp. Sakar-III,
Nr. Incometax Underbridge,
Ahmedabad-380 014

Ref : No. EC/2019/007

Date : 26.08.2019

To
The Partners
H.R. Spacecon LLP
702, SPG Empressa,
Nr. Passport Office,
Mithakhali Six Roads,
Navrangpura, Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. H.R. Spacecon LLP, a limited liability a partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 vide Regn. No. AAN-4334 dated 16.10.2018 and having its office at 702, SPG Empressa, Nr. Passport Office, Mithakhali Six Roads, Navrangpura, Ahmedabad (hereinafter referred to as the 'SAID OWNER/PROMOTER') is the owner & occupier of all that Commercial N.A. land admeasuring in aggregate about 1089 Sq. Mtrs. comprising of (i) land admeasuring 871 Sq. Mtrs. bearing F.P. No. 233 & (ii) land admeasuring 218 Sq. Mtrs. forming part of F.P. No. 235 of T.P. Scheme No. 6 situated, lying and being within the village limits of Mouje : Paldi, Taluka : Sabarmati within the Registration Sub-District : Ahmedabad-4 (Paldi) and District : Ahmedabad, on which a Commercial scheme in the name & style of "HR Elanza" is being constructed/implemented (more particularly described in the Schedule hereunder written and hereinafter called the 'PROJECT LAND')

THIS IS TO CERTIFY THAT M/s. H.R. Spacecon LLP i.e. the Owner/Promoter has started constructing the Commercial scheme in the name & style of 'HR Elanza' on the said Project Land.

As per instructions, I have examined the titles of the said Project Land and have caused to be taken searches of available revenue and Sub-Registry Records for last 30 (thirty) years through our Search Clerk and believing the same to be true, correct and trustworthy, I have issued a Title Report-cum-Certificate dated 26.08.2019.



In furtherance of the said Title Report-cum-Certificate dated 26.08.2019 and subject to what is stated therein, I hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations.

-: SCHEDULE :-

(Description of the Project Land)

All that piece and parcel of Commercial N.A. land admeasuring in aggregate about 1089 Sq. Mtrs. comprising of (i) land admeasuring 871 Sq. Mtrs. bearing F.P. No. 233 & (ii) land admeasuring 218 Sq. Mtrs. forming part of F.P. No. 235 of T.P. Scheme No. 6 situated, lying and being within the village limits of Mouje : Paldi, Taluka : Sabarmati within the Registration Sub-District : Ahmedabad-4 (Paldi) and District : Ahmedabad, on which a residential flats scheme in the name & style of "HR Elanza" being constructed/implemented, which is bounded as under :-

On or towards the East	:	By F.P. No. 232
On or towards the West	:	By remaining land of F.P. No. 235 paiki
On or towards the North	:	By F.P. No. 234 & remaining land of F.P. No. 235 paiki
On or towards the South	:	By T.P. Road

Place : Ahmedabad
Date : 26.08.2019



N. M. Shah
Neha Shah – Advocate
Sanad No. G/2143/2001