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Ref. No. 81/2020/HHD of 2022

ENCUMBRANCE CERTIFICATE



THIS IS TO CERTIFY that we have carried out work of due diligence of title with respect to the Non Agricultural Lands situate, lying and being at Bodakdev (sim), Taluka Ghatlodiya, in the Registration District Ahmedabad and Sub District Ahmedabad-3 (Memnagar), bearing amalgamated Final Plot No. 136+130+139 + (120+137) + (123+132+140) + (121+124+138), admeasuring about 4571 sq.mts. The Said Land of Final Plot No. 136+130+139+ (120+137) + (123+132+140) + (121+124+138), admeasuring about 4571 sq.mts., of Town Planning Scheme No. 50 (Bodakdev) with all development standing thereon (Hereinafter referred to as the "Said Land") and we have given our Report on Title, dated 13th December, 2021, certifying the title of Dwarkesh Anaya Homes LLP, a Limited Liability Partnership Firm as per details contained therein.

As informed to us, Said Dwarkesh Anaya Homes LLP, intends to promote a Real Estate Project on the Said Lands known or described as "AVANT".

Said Dwarkesh Anaya Homes LLP has created mortgage on the Said Land in favour of Tata Capital Housing Finance Ltd., for the sum of ₹ 50,00,00,000=00 (Rupees fifty crore only), by or under a Deed of Simple Mortgage dated 10th May, 2022, registered with the office of the Sub Registrar of Assurances, under Sr. No. 6013.

We hereby certify that the Said Land in accordance with the details in our Report on Title dated 13th December, 2021 is/are free from all

encumbrances, subject to aforesaid Mortgage in favour of Tata Capital Housing Finance Ltd.

DATED THIS 28TH DAY OF JULY, 2022

For H. DESAI & COMPANY,

H. Desai & Co.,

(Partner Sharad Arvind Joshi, Advocate, Enrolment No. G/363/1984)

