



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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NO-ENCUMBRANCE CERTIFICATE

To,
Adani Infrastructure and Developers Private Limited
Shikhar Building, Near Adani House,
Near Mithakali Six Roads,
Navrangpura, Ahmedabad:

18th of February, 2022

Respected Sir/ Ma'am,

Sub: No-Encumbrance Certificate to the property in concern chronicled hereinbelow:

The immovable property being all that piece and parcel of land bearing Final Plot No. 5 admeasuring about 11810 sq. mtrs. forming part of Town Planning Scheme No. 34 (Jagatpur) allotted in lieu of part land admeasuring about 19683 sq. mtrs. belonging to Khata No. 442 out of the total land bearing Block No. 5 paiki admeasuring in aggregate about 21347 sq. mtrs. situated within the limits of Village: Jagatpur, Taluka: Ghatlodiya and District: Ahmedabad or thereabouts ("**said Property**") in the ownership of Adani Infrastructure and Developers Private Limited. Further, a residential scheme by the name "ATRIUS" is being developed on the said Property. We had conducted a title due diligence verification of the said Property involving perusal of the available revenue/ municipal/ city-survey records, title deeds and other relevant documents of the said Property and after verification of the same, we had issued a Report on Title on 18.02.2022 stating that the title of the said Property is clear and marketable subject to what is stated therein. Apropos the said Property, a search had been undertaken in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 22.01.2021 and 14.02.2022. Further, searches at the office of the above-mentioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated. Further, we also disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this letter. In view of the foregoing, and pursuant to the search undertaken no mortgages or encumbrances were found on the said Property and title of the said Property is clear, marketable and free from all encumbrances. Furthermore, the enrolment number of the advocate issuing this certificate and as undersigned is G/ 2979/2010.

Warm Regards,

For, Wadia Ghandy & Co. (Ahmedabad)

(Partner)