



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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To,

9th of May, 2022

Ratnabhumi Buildspace LLP,

Turquoise 2, Opposite Decathlon,

SP Ring Road, Sarkhej, Ahmedabad – 382210, Gujarat, India:

Respected Sir/ Ma'am,

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

Apropos of the property being all that piece and parcel of the non-agricultural land bearing Final Plot No. 11 admeasuring about 2610 sq. mtrs. forming part of Town Planning Scheme No. 86 allotted in lieu of the land bearing Survey No. 309 admeasuring about 4350 sq. mtrs. situated within the limits of Village: Sarkhej, Taluka: Vejalpur and District: Ahmedabad or thereabouts ("said Property") in the ownership of Ratnabhumi Buildspace LLP. Further, a commercial scheme by the name "Turquoise-IV" is being developed on the said Property. We have not conducted any title due diligence verification of the said Property and we have not perused any available revenue/ municipal/ city-survey records, title deeds and other relevant documents of the said Property. We had only undertaken a search for the said Property in the office of the concerned Sub-Registrar of assurances at Ahmedabad (4), Paldi for the last five (5) years on 25.4.2022. 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 5 years from the date of this letter. Furthermore, the enrolment number of the advocate issuing this certificate and as undersigned is G/ 2979/2010.

In view of the foregoing, and pursuant to the search undertaken the following charge and encumbrance were found on the said Property:

1. A Charge had been created vide a Mortgage Deed dated 28.3.2018 registered at the office of Sub-Registrar of Assurances under serial no. 4040 executed between Ratnabhumi Buildspace LLP represented through it Managing Partner i.e. Mr. Kaivan Jitendrakumar Shah and Shriram City Union Finance Limited to the tune of INR 4,00,00,000/-; (Rupees Four Crores Only). The said Charge has been released vide a Release Deed dated 13.7.2021 registered at the office of Sub-Registrar of Assurances under serial no. 9040 executed between Shriram City Union Finance Limited and Ratnabhumi Buildspace LLP represented through it Managing Partner i.e. Mr. Kaivan Jitendrakumar.
2. A Charge had been created vide a Mortgage Deed dated 18.9.2021 registered at the office of Sub-Registrar of Assurances under serial no. 12164 executed between Ratnabhumi Buildspace LLP represented through it Designated Partner i.e. Mr. Kaivan Jitendrakumar Shah and Aditya Birla Finance Limited to the tune of INR 17,00,00,000/-; (Rupees Seventeen Crores Only).

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The said Certificate has been issued only on the basis of the search undertaken for the said Property in the office of the concerned Sub-Registrar of assurances at Ahmedabad (4), Paldi for the last five (5) years.

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)


(Partner)

