

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059 PHONE (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com

REF. NO. 10228/2015

To,
SATYAM DEVELOPERS LIMITED
Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT SATYAM DEVELOPERS LIMITED, a Company Registered under the Companies Act, 1956 in the office of Registrar of Companies Gujarat, Dadra & Nagar Haveli at Ahmedabad under CIN No.U45201GJ 2007PLC050008 on 13-02-2007, having its registered office at Satyam House, B/h Rajpath Club, S.G. Highway Bodakdev, Ahmedabad (hereinafter called the "Promoter") is owner and possessor of the Non-Agricultural land bearing Final Plot no. 64 admeasuring about 3048 sq. mtrs [given in lieu of land bearing Survey No 274/1 (Khata No 1266) admeasuring about 4484 sq.mtrs] of Town Planning Scheme No 28 situate, lying and being at Moje Sola, Taluka Ghatlodiya [Old Taluka Ahmedabad City (West)], in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has constructed Commercial project namely "SATYAM 64" on the said Project land. At present the said Project is completed and Building Use permission for use of said building has been granted by Ahmedabad Municipal Corporation vide its order bearing No BU/NWZ/060918/0585 dated 20-09-2018. That at present various commercial units in the said scheme has been sold/transferred to various Purchasers.

As per instructions, we have examined the titles of the abovereferred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy, we have issued a Title Report

dated 23-05-2015 and subsequently we have also issued Non-Encumbrance Certificate dated 31st August, 2017.

In furtherance of said Title Report dated 23-05-2015 and Non Encumbrance Certificate dated 31st August, 2017 and as per the declaration filed before us on 24-09-2018, subject to what is stated therein, we hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except :-

Charge of ICICI Bank Limited.

As per registered Mortgage Deed executed on 28-12-2015 registered vide serial No.13802 on 28-12-2015 in the office of Sub-Registrar Ahmedabad- 8 (Sola), said Promoter has mortgaged the said Project Land on which Project "SATYAM 64" is constructed in favour of ICICI Bank Ltd.

Moreover Owners of various commercial units in said Satyam 64 scheme have obtained financial assistance from various banks by mortgaging their respective units.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non Agricultural Land bearing Final Plot no. 64 admeasuring about 3048 sq. mtrs [given in lieu of land bearing Survey No 274/1 (Khata No 1266) admeasuring about 4484 sq.mtrs] of Town Planning Scheme No 28 situate, lying and being at Moje Sola, Taluka Ghatlodiya [Old Taluka Ahmedabad City (West)], in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola).

PLACE : AHMEDABAD

DATE : 24th SEPTEMBER, 2018

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate

