



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

1st Floor, Chandan House, Near Mayor's Bungalow, Law Garden, Ahmedabad - 380 006, India.
Tel: +91 79 2656 4300, +91 79 2656 4700, +91 79 2656 4800 | Personal e-mail: firstname.lastname@wadiaghandy.com

To,
Summerwoods Developers India LLP,
ATRECO House, CBD Shantigram,
Near Vaishnodevi Circle, S. G. Highway,
Ahmedabad, Gujarat – 382421, India:

9th of December, 2021

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 Block No. 345/11/002 admeasuring about 6290 sq. mtrs. situated within the limits of Village: Khodiyar, Taluka: Daskroi and District: Ahmedabad ("said Property") in the ownership of Adani Estate Management Private Limited. The Owner had entered into a Development Agreement with Summerwoods Developers India LLP (i.e. the Developer) vide a Registered Development Agreement dated 30.9.2021/7.12.2021 bearing registration under serial no. 21315. Further, a scheme of residential development known by the name of "Green View" is being developed on the said Property by the Owner and the Developer. 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 title certificate on 9.12.2021 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 also been undertaken for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 27.1.2021, 29.1.2021, 16.10.2021 and 9.12.2021. 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 charges 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. Further,

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)


(Partner)



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9th of December, 2021

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ATRECO House, CBD Shantigram,
Near Vaishnodevi Circle, S. G. Highway,
Ahmedabad, Gujarat – 382421, 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 Block No. 346/002 admeasuring about 2768 sq. mtrs. situated within the limits of Village: Khodiyar, Taluka: Daskroi and District: Ahmedabad ("said Property") in the ownership of Adani Estate Management Private Limited. The Owner had entered into a Development Agreement with Summerwoods Developers India LLP (i.e. the Developer) vide a Registered Development Agreement dated 30.9.2021/7.12.2021 bearing registration under serial no. 21315. Further, a scheme of residential development known by the name of "Green View" is being developed on the said Property by the Owner and the Developer. 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 title certificate on 9.12.2021 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 also been undertaken for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 27.1.2020, 29.1.2020, 16.10.2021 and 9.12.2021. 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 charges 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.

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)


(Partner)



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9th of December, 2021

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ATRECO House, CBD Shantigram,
Near Vaishnodevi Circle, S. G. Highway,
Ahmedabad, Gujarat – 382421, 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 Block No. 348/003 admeasuring about 141 sq. mtrs. situated within the limits of Village: Khodiyar, Taluka: Daskroi and District: Ahmedabad ("said Property") in the ownership of Adani Estate Management Private Limited. The Owner had entered into a Development Agreement with Summerwoods Developers India LLP (i.e. the Developer) vide a Registered Development Agreement dated 30.9.2021/7.12.2021 bearing registration under serial no. 21315. Further, a scheme of residential development known by the name of "Green View" is being developed on the said Property by the Owner and the Developer. 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 title certificate on 9.12.2021 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 also been undertaken for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 27.1.2021, 29.1.2021, 16.10.2021 and 9.12.2021. 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 charges 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.

Regards,

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(Partner)



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Near Vaishnodevi Circle, S. G. Highway,
Ahmedabad, Gujarat – 382421, 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 Block No. 350/001 admeasuring about 2048 sq. mtrs. situated within the limits of Village: Khodiyar, Taluka: Daskroi and District: Ahmedabad ("said Property") in the ownership of Adani Estate Management Private Limited. The Owner had entered into a Development Agreement with Summerwoods Developers India LLP (i.e. the Developer) vide a Registered Development Agreement dated 30.9.2021/7.12.2021 bearing registration under serial no. 21315. Further, a scheme of residential development known by the name of "Green View" is being developed on the said Property by the Owner and the Developer. 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 title certificate on 9.12.2021 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 also been undertaken for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 29.1.2021, 16.10.2021 and 9.12.2021. 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 charges 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.

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(Partner)