

Ref. No. :

Date : 27 / 10 / 2018

To,
M/S. SAMKIT INFRACON,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



Re.:- Commercial use Non Agricultural land bearing Final Plot No. 151 admeasuring about 2077 sq. mtrs. (allotted in lieu of Revenue Survey No. 320/1) of Town Planning Scheme No. 1/B, situated, lying and being at Moje Bodakdev, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) alongwith the ongoing development of scheme of Showrooms and Offices known as "Alpha Business Park" upon the aforesaid land and belonging to M/s. Samkit Infracon, a Partnership Firm, being the absolute Owner-Occupier. (Hereinafter referred to as the said "Property")

I hereby certify that, I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1987 to 2017. I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have found below referred charges / lien or any dues of various Banks / Finance Companies. The said property is free from all kind of litigations.

The said land bearing Final Plot No.151 was spitted in Five (05) Parts i.e. Five (05) Residential Plot / Bungalows and the scheme known as "Ashiyana Bungalows". And the said M/s. Samkit Infracon purchased all Five Plot / Bungalows from their different owners.

After purchasing the said Plot / Bungalows, decided to evolve Commercial Project on the land bearing Final Plot No.151. And mortgaged all the Bungalows with below referred Banks / Finance Companies to raise the fund for development, which mortgages are released upon repayment of outstanding :-

- 1. Plot / Bungalow No. A :** Loan of Rs.3,21,00,000.00 from Shriram City Union Finance Limited Reg. Mortgage Deed vide Sr. No.6771 dtd.07.09.2016 executed.
- Reg. Mortgage Release Deed vide Sr. No.9279 dtd.21.12.2017 executed.
- 2. Plot / Bungalow No. B :** Loan of Rs.2,56,38,000.00 from India Infoline Housing Finance Limited Reg. Mortgage Deed vide Sr. No.7741 dtd.14.10.2016 executed.
- Reg. Mortgage Release Deed vide Sr. No.7502 dtd.26.07.2018 executed.
- 3. Plot / Bungalow No. C :** Loan of Rs.3,34,71,000.00 from India Infoline Housing Finance Limited Reg. Mortgage Deed vide Sr. No.6888 dtd.12.09.2016 executed.
- Reg. Mortgage Release Deed vide Sr. No.7503 dtd.26.07.2018 executed.

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4. **Plot / Bungalow No. D and E** : Loan of Rs.8,35,00,000.00 from Kotak Mahindra Bank Limited Reg. Mortgage Deed vide Sr. No.3471 dtd.06.05.2016 executed.
- Reg. Mortgage Release Deed vide Sr. No.9218 dtd.19.12.2017 executed.
5. **Plot / Bungalow No. D and E** : Loan of Rs.7,50,00,000.00 from M/s. Manas Enterprise, proprietary firm through its Sole Proprietor Dharmesh H. Hariyani HUF Reg. Mortgage Deed vide Sr. No.8927 dtd.08.12.2017 executed.
- Reg. Mortgage Release Deed vide Sr. No.8801 dtd.31.08.2018 executed.
6. **Plot / Bungalow No. A** : Loan of Rs.5,00,00,000.00 from M/s. Manas Enterprise, proprietary firm through its Sole Proprietor Dharmesh H. Hariyani HUF Reg. Mortgage Deed vide Sr. No.9568 dtd.30.12.2017 executed.
- Reg. Mortgage Release Deed vide Sr. No.8802 dtd.31.08.2018 executed.
7. Thereafter M/s. Samkit Infracon obtain project loan of Rs.20,15,00,000.00 (in Rupees Twenty Crore Fifteen Lacs only) on the said project from India Bulls Commercial Credit Limited to raise the fund for development by executing Reg. Mortgage Deed vide Sr. No.8816 dtd.31.08.2018.

I hereby certify that I have taken Sub-Registry Search relating to the said property. And **M/S. SAMKIT INFRACON** has provided the copy of Reg. Mortgage Deed executed in favour of India Bulls Commercial Credit Limited and except it, I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions.

As **M/S. SAMKIT INFRACON** have sold and conveyed as well as agreed to sale certain Commercial Units of the aforesaid project to several parties, they might have taken loans / financial facilities to Purchaser their concerned Unit. Therefore this Certificate is issued subject to the said loans / financial facilities.

DATED THIS 27TH DAY OF OCTOBER, 2018




Maulik D. Modi
Advocate

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.