

Ref. No. :

Date : 30 / 08 / 2019

To,  
**M/s. Ratnabhumi Buildspace LLP**  
Ahmedabad.



**NON-ENCUMBRANCE CERTIFICATE**



Re.: Commercial use Non Agricultural land bearing Final Plot No. 10/3 admeasuring about 2670 sq. mtrs. (allotted in lieu of Survey No. 308/3 admeasuring about 4451 sq. mtrs.) of Draft Town Planning Scheme No. 86, situated, lying and being at Moje Sarkhej, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) alongwith the ongoing Construction of scheme of Commercial Units in the name of "TURQUOISE-II" on the aforesaid land belonging to M/s. Ratnabhumi Buildspace LLP. (Hereinafter referred to as the said "Property").

I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper "Gujarat Samachar" dtd.03.05.2017, regarding the title clearance of the said property. And I also 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 entry related to Registered Simple Mortgage Deed executed by **M/s. Ratnabhumi Buildspace LLP** in favour of Kotak Mahindra Bank Ltd. vide Sr. No.6804, dtd.23.05.2019 as the said Owner-Developer has obtained Loan for an amount of Rs.6,00,00,000.00 (Rupees Six Crore Only) against the mortgage of the entire i.e. 5<sup>th</sup> Floor with Kotak Mahindra Bank Ltd. as referred above 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. Except the aforesaid Loan of Kotak Mahindra Bank Ltd., against mortgage of 5<sup>th</sup> Floor of the project, the said property is free from all kind of litigations, charges, encumbrances and dues.

As **M/s. Ratnabhumi Buildspace LLP** have agreed to sale / sold 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 30<sup>TH</sup> DAY OF AUGUST, 2019**



**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.