

H. DESAI AND COMPANY
ADVOCATES AND SOLICITORS

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Ref. No. Bjm/72/2014 of 2019



ENCUMBRANCE CERTIFICATE

1. THIS IS TO CERTIFY that we have carried out work of due diligence of title with respect to immovable property being land situate Vastrapur (sim), Taluka Vejalpur, in the Registration District Ahmedabad and Sub District Ahmedabad-3 (Memnagar), bearing Final Plot No. 81, admeasuring about 7648 Sq.mts., of Town Planning Scheme No. 31 (University Campus), representing Survey No. 100/1/2, admeasuring about 12747 Sq.mts. and commercial construction standing thereon.
2. We have given our Report on Title, dated 26th July, 2017, bearing Ref. No. Bjm/72/2014 of 2017, addressed to NCPL Infracon LLP, certifying the title of NCPL Infracon LLP, as per details therein.
3. NCPL Infracon LLP, acting through its Designated Partner Shri Upendra C. Shah, has made Declaration on Title, dated 15th March, 2019, attested by Public Notary.
4. Commercial project is promoted by said NCPL Infracon LLP on the said land described as "RATNAAKAR NINE SQUARE". Details of its sanctioned development plans are given in said Declaration of Title. §

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5. We hereby certify that the Project Land in accordance with the said Title Certificate and in accordance with the Title Declaration is free from all encumbrances, except mortgage dated 30th December, 2015 in favour of GRUH Finance Limited, registered under Serial No. 9018.

DATED THIS 16TH DAY OF MARCH, 2019.



H. Desai & Co.

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