



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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To,
Tanuj Rajkumar Pugalia,
1004 D, Ashavari Tower,
S. G. Highway,
Ahmedabad – 380015.

31st of July, 2021

Respected Sir/ Ma'am,

Sub: Encumbrance Certificate to the property in concern chronicled hereinbelow:

The immovable property being all that piece and parcel of part land admeasuring about 1923 sq. mtrs. out of the land bearing Sub Plot No. 1 admeasuring in aggregate to 7139 sq. mtrs. of Final Plot No. 103/1, forming a part of the Town Planning Scheme No. 99 allotted in lieu of the land bearing (1) Survey No. 336 paiki admeasuring about 4047 sq. mtrs. (2) Survey No. 337/2 admeasuring about 7790 sq. mtrs. and (3) Survey No. 340 paiki admeasuring about 5130 sq. mtrs. situated within the limits of the Village: Naroda, Taluka: Asarva and District: Ahmedabad or thereabouts ("said Property") is in the ownership of Tanuj Rajkumar Pugalia and Development Rights transferred vide a development agreement dated 5.9.2018 registered at the Office of Sub-Registrar under serial no. 16673 in favour of Dinesh Developers. Further, a Commercial scheme by the name "Mann Trade Square" is being developed on the said Property. We have perused the revenue/ municipal/ city-survey records of the said Property and after verification of the title of the said Property and of any title deeds and documents, we had issued a title certificate on 6.1.2017 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 31.7.2021. Further, searches at the office of the abovementioned 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. Furthermore, the enrolment number of the advocate issuing this certificate and as undersigned is G/ 2979/2010.

In view of the foregoing, and pursuant to the search undertaken the following charges and encumbrances were found on the said Property:

1. A Charge has been created vide a Mortgage Deed dated 1.5.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 6069 executed between Tanuj Rajkumar Pugalia and State Bank of India to the tune of INR 20,00,00,000/-; (Rupees Twenty Crores Only)
2. A Charge has been created vide a Mortgage Deed dated 1.5.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 6070 executed between Tanuj Rajkumar



Pugalia and State Bank of India to the tune of INR 9,90,00,000/-; (Rupees Nine Crores and Ninety Lakh Only) and

3. A Charge has been created vide a Mortgage Deed dated 4.11.2020 registered at the Office of Sub-Registrar of Assurances under serial no. 14711 executed between Tanuj Rajkumar Pugalia and State Bank of India to the tune of INR 2,98,00,000/-; (Rupees Two Crores and Ninety Eight Lakh Only)
4. A Charge has been created vide a Mortgage Deed dated 26.3.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 7160 executed between Tanuj Rajkumar Pugalia and State Bank of India to the tune of INR 1,63,00,000/-; (Rupees One Crore and Sixty Three Lakh Only)

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)


(Partner)

