



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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NO-ENCUMBRANCE CERTIFICATE

To,
RATNABHUMI DEVELOPERS LIMITED,
S.F. 207, Turquoise, Panchvati Panch Rasta,
Near White House E.B., C.G. Road, Ahmedabad, Gujarat – 380009:

1st of April, 2022

Respected Sir/ Ma'am,

Sub: No-Encumbrance Certificate to the property in concern chronicled hereinbelow:

The immovable property being all that piece and parcel of the non-agricultural land bearing Final Plot No. 44 admeasuring about 2407 sq. mtrs. forming a part of Town Planning Scheme No. 216 (Shilaj), allotted in lieu of the land bearing Block No. 809 admeasuring about 3440 sq. mtrs. situated within the limits of Village: Shilaj, Taluka: Ghatlodiya and District: Ahmedabad or thereabouts ("said Property") in the ownership of Ratnabhumi Developers Limited. Further, a scheme of residential and commercial development known by the name "Turquoise Dreamz" is being developed on the said Property. 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 30.11.2021 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 26.2.2021, 16.11.2021 and 30.3.2022. 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. 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 charge and encumbrance was found on the said Property:

1. A Charge has been created vide a Mortgage Deed dated 9.3.2022 registered at the Office of Sub-Registrar of Assurances under serial no. 3964 executed between Ratnabhumi Developers Limited and Bajaj Housing Finance Limited to the tune of INR 14,00,00,000/- (Rupees Fourteen Crores Only)

Regards,
For, Wadia Ghandy & Co. (Ahmedabad)

(Partner)