

Date: 07/01/2023.

To,
Adani Estate Management Pvt. Ltd.,
CBD, Shantigram,
Nr Vaishnodevi Circle, SG Highway,
Ahmedabad 382 421, Gujarat.

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT, Adani Estate Management Private Limited is the owner and possessor of the Non-Agricultural Land bearing (i) Block No. 314 (Old Survey no. 230 and Block no. 466) admeasuring 9207 square meters, (ii) Block No. 315 (Old Survey no. 232/2 and Block no. 467) admeasuring 5362 square meters, (iii) Block No. 316 (old Survey no. 232/1/B being Block No. 483) admeasuring 8499 square meters, (iv) Block No. 317 (old Survey no. 232/1/A being Block No. 482) admeasuring 8296 square meters , (v) Block No. 318 (old Survey no. 232/3 being Block No. 484) admeasuring 9813 square meters , (vi) Block No. 319 (Old Survey no. 234/8 being Block No. 485) admeasuring 3440 square meters and (vii) Block No. 320 (old Survey no. 233/4 & 234/7 being Block No. 486) admeasuring 9206 square meters, in aggregate admeasuring about 53823 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar more particularly described in the Schedule hereunder written (hereinafter referred as **"Entire Land"**).

Further, the said Adani Estate Management Private Limited has proposed to construct a Residential Project/ Scheme in the name of **"THE WEST PARK"** on part of the Entire Land i.e. Non-Agricultural Land (i) Block No. 314 (Old Survey no. 230 and Block no. 466) admeasuring 8879.14 square meters out of total land admeasuring 9207 square meters, (ii) Block

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No. 315 (Old Survey no. 232/2 and Block no. 467) admeasuring 5362.09 square meters, (iii) Block No. 316 (old Survey no. 232/1/B being Block No. 483) admeasuring 8122.29 square meters out of total land admeasuring 8499 square meters, (iv) Block No. 317 (old Survey no. 232/1/A being Block No. 482) admeasuring 103.43 square meters out of total land admeasuring 8296 square meters, (v) Block No. 318 (old Survey no. 232/3 being Block No. 484) admeasuring 8125.43 square meters out of total land admeasuring 9813 square meters, (vi) Block No. 319 (Old Survey no. 234/8 being Block No. 485) admeasuring 3300.69 square meters out of total land admeasuring 3440 square meters and (vii) Block No. 320 (old Survey no. 233/4 & 234/7 being Block No. 486) admeasuring 4934.43 square meters out of total land admeasuring 9206 square meters, in aggregate admeasuring about 38,827.50 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar more particularly described in the Schedule hereunder written (hereinafter referred as **"Project Land"**)

Further, Adani Estate Management Pvt Ltd through its authorised signatory Mr. Kailash Rathi obtained loan of Rs. 100,00,00,000/- (Rupees One Hundred Crores Only) from Axis Finance Ltd and have mortgage the Entire Land by Mortgage Deed dated 30.12.2019 registered before Sub-Registrar of Assurances at serial no. 32142 and thereby created charge on Entire Land comprising of Project Land being Non-Agricultural Land bearing (i) Block No. 314 (Old Survey no. 230 and Block no. 466) admeasuring 9207 square meters, (ii) Block No. 315 (Old Survey no. 232/2 and Block no. 467) admeasuring 5362 square meters, (iii) Block No. 316 (old Survey no. 232/1/B being Block No. 483) admeasuring 8499 square meters, (iv) Block No. 317 (old Survey no. 232/1/A being Block No. 482) admeasuring 8296 square meters, (v) Block No. 318 (old Survey no. 232/3 being Block No. 484) admeasuring 9813 square meters and (vi)



Block No. 320 (old Survey no. 233/4 & 234/7 being Block No. 486) admeasuring 9206 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar except on Block No. 319 (Old Survey no. 234/8 being Block No. 485) admeasuring 3440 square meters. Subsequently, Adani Estate Management Pvt Ltd through its authorised signatory Mr. Kailash Rathi obtained additional loan of Rs. 19,48,00,000/- (Rupees Nineteen Crores and Forty Eight Lakhs Only) from Axis Finance Ltd in respect whereof a Mortgage Deed dated 01.07.2021 was registered before Sub-Registrar of Assurances at serial no. 19659.

We hereby issue this Encumbrance Certificate and opine that, the said Project Land is clear, marketable and free from encumbrances, litigation and charge, except the charge of Axis Finance Ltd on Non-Agricultural Land bearing (i) Block No. 314 (Old Survey no. 230 and Block no. 466) admeasuring 9207 square meters , (ii) Block No. 315 (Old Survey no. 232/2 and Block no. 467) admeasuring 5362 square meters , (iii) Block No. 316 (old Survey no. 232/1/B being Block No. 483) admeasuring 8499 square meters , (iv) Block No. 317 (old Survey no. 232/1/A being Block No. 482) admeasuring 8296 square meters , (v) Block No. 318 (old Survey no. 232/3 being Block No. 484) admeasuring 9813 square meters and (vi) Block No. 320 (old Survey no. 233/4 & 234/7 being Block No. 486).

SCHEDULE OF PROJECT LAND

All that piece and parcel of Non-Agricultural Land bearing (i) Block No. 314 (Old Survey no. 230 and Block no. 466) admeasuring 8879.14 square meters out of total land admeasuring 9207 square meters, (ii) Block No. 315 (Old Survey no. 232/2 and Block no. 467) admeasuring 5362.09 square meters , (iii) Block No. 316 (old Survey no. 232/1/B being Block No. 483) admeasuring 8122.29 square meters out of total land



admeasuring 8499 square meters, (iv) Block No. 317 (old Survey no. 232/1/A being Block No. 482) admeasuring 103.43 square meters out of total land admeasuring 8296 square meters, (v) Block No. 318 (old Survey no. 232/3 being Block No. 484) admeasuring 8125.43 square meters out of total land admeasuring 9813 square meters, (vi) Block No. 319 (Old Survey no. 234/8 being Block No. 485) admeasuring 3300.69 square meters out of total land admeasuring 3440 square meters and (vii) Block No. 320 (old Survey no. 233/4 & 234/7 being Block No. 486) admeasuring 4934.43 square meters out of total land admeasuring 9206 square meters, in aggregate admeasuring about 38,827.50 square meters situate, lying and being at Mouje: Dantali, Taluka: Gandhinagar, District: Gandhinagar which is bounded as under:

On or towards East	:	Block No. 231
On or towards West	:	Dantali- Jaspur Village Boundary
On or towards North	:	Block No. 321, 322, 317 and 313
On or towards South	:	Dantali- Jaspur Village Boundary

Boundaries of each Block is as under:

Block No. 314 (Old Survey no. 230 and Block no. 466)

On or towards East	:	Block No. 231
On or towards West	:	Block No. 315
On or towards North	:	Block No. 313
On or towards South	:	Sim of Village Jaspur

Block No. 315 (Old Survey no. 232/2 and Block no. 467)

On or towards East	:	Block No. 244 & 236
On or towards West	:	Block No. 310
On or towards North	:	Block No. 234
On or towards South	:	Block No. 307

Block No. 316 (old Survey no. 232/1/B being Block No. 483)

On or towards East	:	Block no. 315
On or towards West	:	Block no. 318
On or towards North	:	Block no. 317
On or towards South	:	Limits of village Jaspur



Block No. 317 (old Survey no. 232/1/A being Block No. 482)

On or towards East : Block no. 313
On or towards West : Block no. 320
On or towards North : Block no. 325 & 301
On or towards South : Block no. 318 and 316

Block No. 318 (old Survey no. 232/3 being Block No. 484)

On or towards East : Old Block No. 317 and 316
On or towards West : Old Block No. 319 and 320
On or towards North : Old Block No. 317
On or towards South : Sim of Bhaspur

Block No. 319 (Old Survey no. 234/8 being Block No. 485)

On or towards East : Block No.306
On or towards West : Sim of Village Jaspur
On or towards North : Block No. 320
On or towards South : Sim of Village Jaspur

Block No. 320 (old Survey no. 233/4 & 234/7 being Block No. 486)

On or towards East : Old Block No. 318 & 317
On or towards West : Sim of Bhaspur
On or towards North : Old Block No. 322
On or towards South : Old Block No. 319

Thanking You,

For, **SBS LEGAL, Advocates**



Siddharth Singh
Advocate
(Enrolment No. G/849/2006)

