

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com
10775/2017

REF. NO.

To,

REVANTA CONSTRUCTION LLP

A Limited Liability Partnership Firm

Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT REVANTA CONSTRUCTION LLP, a Limited Liability Partnership Firm, having its registered office at M-6/64, gokul Apartment, Sola Road, Naranpura, Ahmedabad-380063 (hereinafter called the "Promoter") is the owner and possessor of the Non-Agricultural land bearing Final Plot No. 30/2 admeasuring about 1,578 Sq. mtrs. of Draft Town Planning Scheme No. 233 (Tragad) (Given in lieu of land of Survey No. 199/5 admeasuring 2,630 Sq. mtrs.) situate, lying and being at Moje Tragad, Taluka Ghatalodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential cum Commercial project namely "SWASTIK REVANTA" on the said Project Land.

As per instructions, we have examined the titles of the abovereferred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate Cum Report dated 30-04-2019 and subsequently issued non encumbrance certificate on 30-04-2019.

In furtherance of said Title Certificate Cum Report dated 30-04-2019 and non encumbrance certificate dated 30-04-2019 and subject to what is stated therein, We hereby issue this Revised Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except:

Charge of DCB Bank of India

That DCB Bank of India has sanctioned a loan of Rs.4,80,00,000/- (Rupees Four Crores Eighty Lakhs Only) vide its sanction letter dated 05-12-2019 bearing reference no. CROPS-NR/VER13/SAN/PT/CF/2019-20/217. In this regard, said Promoter has mortgaged the said Project Land alongwith the unsold Flats/Units/Shops in the said Project "SWASTIK REVANTA" constructed on the said Project land in favour of DCB Bank of India vide Indenture of Mortgage (without possession) registered relating to Deposit of Title Deeds for Creation of charge executed on 16-12-2019 registered at serial No.22298 on 16-12-2019 in the office of Sub-Registrar Ahmedabad-08 (Sola) and the details are more specifically mentioned in the Indenture of Mortgage.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non-Agricultural land bearing Final Plot No. 30/2 admeasuring about 1,578 Sq. mtrs. of Draft Town Planning Scheme No. 233 (Tragad) (Given in lieu of land of Survey No. 199/5 admeasuring 2,630 Sq. mtrs.) situate, lying and being at Moje Tragad, Taluka Ghatalodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola).

PLACE : AHMEDABAD

DATE : 30 NOVEMBER, 2020

For Jani & Co,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007

