



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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To,

Saanvi Nirman Buildwell LLP

217, 218 S.F. Ravija Plaza,

Opp Rambaug, Thaltej Shilaj Road,

Thaltej, Ahmedabad, Gujarat – 380059:

31st of December, 2021

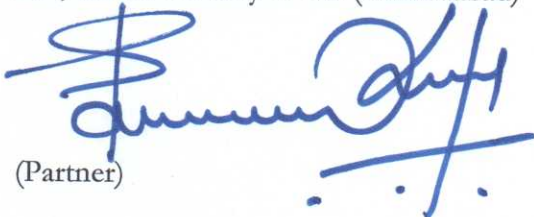
Respected Sir/ Ma'am,

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

Apropos of the property being all that piece and parcel of non-agricultural land bearing Final Plot No. 125 admeasuring about 8984 sq. mtrs. forming a part of the Town Planning Scheme No. 3 (Ghuma) allotted in lieu of land bearing Block No. 666 (Erstwhile Survey No. 526/3) admeasuring about 14973 sq. mtrs. situated within the limits of the Village: Ghuma, Taluka: Daskroi and District: Ahmedabad ("said Property") in the ownership of Saanvi Nirman Buildwell LLP. Further, a scheme of residential and commercial development known by the name of "Saanvi Nirman Stellar" is being developed on the said Property by the Owner. 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 31.12.2021 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 7.5.2021 and 31.12.2021. 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. In view of the foregoing, and pursuant to the search undertaken no charges or encumbrances were found on the said Property and title of the said Property is clear, marketable and free from all encumbrances. Furthermore, the enrolment number of the advocate issuing this certificate and as undersigned is G/ 2979/2010.

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)


(Partner)

