



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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To,

20th of April, 2022

Saanvi Nirman LLP

217, 218, Ravija Plaza,

Opp. Rambaug, Thaltej-Shilaj Road,

Ahmedabad – 380059:

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 land bearing Final Plot No. 154/2 admeasuring about 4256 sq. mtrs. forming part of Town Planning Scheme No. 45 (Chandlodiya – Gota) allotted in lieu of (1) land bearing Survey No. 321 admeasuring about 1720 sq. mtrs. and (2) land bearing Survey No. 322/1 admeasuring about 5330 sq. mtrs., admeasuring in aggregate to 7050 sq. mtrs. situated within the limits of Village: Chandlodiya, Taluka: Sabarmati and District: Ahmedabad ("said Property") in the ownership of Saanvi Nirman LLP. Further, a scheme of residential and commercial development known by the name of "Aarambh Zest" 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 20.4.2022 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 16.4.2022 and 18.4.2022. 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. 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)