

Subhashchandra T. Barot

B.A, LL.B., Advocate

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(M)-9426532390.

To,

Date : 03.09.2021.

AAHNA BUILDSPLACE LLP.

Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE

Re:- Non Agricultural land bearing Sub Plot No. 1 forming part of survey numbers 148, 150, 151, 152, 154, 156, 157, 159, 160, 163, 165 and 167 and Final Plot No. 229/1 of T.P. Scheme No. 1 and City Survey No. 207/1/2 admeasuring about 23257 sq. mtrs. or thereabouts of Mouje / City Survey Vastrapur of Old Ahmedabad City West Taluka and New Vejalpur Taluka in, the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar), along with the ongoing project of Residential Units named as "SHILP SHALIGRAM" in/upon the aforesaid land being developed by **AAHNA BUILDSPLACE LLP** a Limited Liability Partnership Firm being the absolute Owner-Occupier. (Hereinafter referred to as the said "Property")



I hereby certify that, I have conducted searches for Non Agricultural land bearing Sub Plot No.1 forming part of survey numbers 148, 150, 151, 152, 154, 156, 157, 159, 160, 163, 165 and 167 and Final Plot No. 229/1 of T.P. Scheme No. 1 and City Survey No. 207/1/2 admeasuring about 23257 sq. mtrs. or thereabouts of Mouje- Vastrapur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar), along with the ongoing project of Residential Units named as "SHILP SHALIGRAM" in/upon the aforesaid land being developed by **AAHNA BUILDSPLACE LLP** a Limited Liability Partnership Firm being the absolute Owner-Occupier. I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1990 to 2020 (2021- Running) and while taking the searches I have found entries related to Registered Mortgage Deed executed by Aahna Buildspace LLP in favor of Kotak Mahindra Investment Limited having registration No. 8967, dated 06/09/2018 as the said owner/developer has obtained loan of Rs. 1,00,00,00,000/- (Rupees One Hundred Crores Only) on project land and construction thereon from Kotak Mahindra Investment Limited. Further Owner / Promoter has created further charge in favor Kotak Mahindra Investment Limited by registered Further charge mortgage deed having registration No.948, dated 01/02/2021 as the said owner/developer has obtained additional loan of Rs.16,83,00,000/- (Rupees Sixteen Crores Eighty Three Lakhs Only) against project land and construction thereon. Further I have found that Paripasu Mortgage is created in favor of Bajaj Housing

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Advocate
(Enrollment No. G/248/1982)

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Finance Limited as per registered mortgage deed No.454, dated 16/01/2019 as the said owner/developer has obtained loan of Rs.75,00,00,000/- (Seventy Five Crores Only) against project land and construction thereon. I have further found that Further charge created in favour of Bajaj Housing Finance Limited through registered Further charge Mortgage registration No.349, dated 13/01/2021 as the said owner/developer has obtained loan of Rs.6,30,00,000/- (Six Crores Thirty Lakh Only) on the project land and construction thereon. Except the aforesaid loans of Kotak Mahindra Investment Limited and Bajaj Housing Finance Limited, the said property is free from all kind of litigation, charges, encumbrance and dues of any Bank or any Government or Semi Government or any Financial Institutions.

Subhashchandra T. Barot


Advocate
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DATED THIS 3RD DAY OF SEPTEMBER, 2021

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.