

Ref. No.: Certificate/2020(2)

ENCUMBRANCE CERTIFICATE

- A. I refer to the No Encumbrance Certificate dated 24th January, 2019, bearing Ref. No.: Certificate/2019, earlier issued by me certifying that there is no encumbrance of any nature, including title or rights of any person or lien of any financial assistance availed against security of the property described below, belonging to SUBAHUENTERPRISES LLP, a limited liability partnership incorporated under the provisions of Limited Liability Partnership Act, 2008 bearing LLPIN: AAK 7452 (hereafter referred to as the "PROMOTER"):-

Description of the Property

Non – Agricultural Land, admeasuring approx. 10434 Sq. Mts., being Final Plot No. 62/part of Town Planning Scheme No. 9 (Rajpur – Hirpur), situate at Rakhial (sim), Taluka Maninagar, in the District of Ahmedabad and Registration Sub District of Ahmedabad – 7 (Odhav), which as per Ahmedabad Municipal Corporation records is the Land of Sub Plot No. A/1/2/part forming part of Sub Plot No. A1/A of Final Plot No. (24+29+62+63)/Paiki(hereinafter referred to as the "SAID LAND") and the proposed Residential – cum – Commercial Project by the name "SAUJANYA – II" thereon (hereinafter referred to as the "SAID PROJECT").

- B. In furtherance to my said No Encumbrance Certificate and on the basis of documents and information furnished to me and search of sub registry records carried out by me, I issued a Certificate dated 12th October, 2020, bearing Ref. No.: Certificate/2020. In context/furtherance thereto, this is to notify that the Promoter has:

- (i) Vide a Lease Deed dated 16th September, 2020, entered into with Torrent Power Limited (a company incorporated under the provisions of the Companies Act, 1956, with CIN: L31200GJ2004PLC044068), which is registered with the Office of Sub Registrar, Ahmedabad – 7 (Odhav), under



Serial No. 6702, granted lease of 51.92 Sq. Mts. of land out of the Said Land, for the purpose of putting up compact substation/sthereon.

- (ii) Vide various Agreements entered into at different points of time, which are registered with the Office of the said Sub Registrar, has agreed to sell, various residential units of the Said Project to different Allottees.
- (iii) Vide Indenture of Mortgage dated 7th October, 2020 entered into with Metroglobal Limited (a company incorporated under the provisions of the Companies Act, 1956, with CIN: L21010MH1992PLC069527), which is registered with the Office of Sub Registrar, Ahmedabad – 7 (Odhav), under Serial No. 7795, has mortgaged the Said Land and the Said Project thereon (by deposit of title deeds thereof), EXCLUDING the following, for financial assistance of Rs. 10,00,00,000/- (Rupees Ten Crores Only) availed / to be availed by the Promoter, from Metroglobal Limited:

- (a) 132 (one hundred and thirty two) residential Units which are already booked/ reserved / allotted, being Units of Block G bearing Nos. :

102 to 107, 109 to 112, 114 to 116	801 to 803, 809 to 811, 816 to 819
201 to 212, 214 to 219	901, 903, 909, 910, 916, 918, 919
301 to 312, 314 to 319	1001, 1010, 1019
401 to 405, 407 to 412, 414 to 419	1119
501 to 512, 515 to 519	1219
601 to 605, 608 to 612, 615 to 619	1401, 1403, 1419
701, 702, 710, 711, 717 to 719	1501, 1519

- (b) Undivided land admeasuring approx. 2312.64 Sq. Mts., corresponding to aforesaid 132 (one hundred and thirty two) residential Units; and



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(c) 51.92 Sq. Mts. of Land given on lease to Torrent Power Limited

C. Accordingly, except and to the extent as stated Para B above, there is no encumbrance of any nature, including title or rights of any person or lien for any financial assistance availed against security of the Said Land and the Said Project.

This Encumbrance Certificate is issued at the request of the Promoter, i.e. SUBAHU ENTERPRISES LLP.

CERTIFICATE PREPARED & VERIFIED BY:- Place: Ahmedabad
Name & Signature Date: 17/12/2020



Chirag Shah
Advocate
Enrollment No.: G/2228/2002

