

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

REF. NO.

Jani & Co.

11347/2020

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To,

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SATYAM DEVELOPERS LIMITED

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Ahmedabad

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NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT **SATYAM DEVELOPERS LIMITED**, a Company registered under the provisions of Companies Act, 1956 in the office of Registrar of Companies Gujarat, Dadra & Nagar Haveli at Ahmedabad under CIN No. U45201GJ 2007 PLC050008 on 13-02-2007, having its registered office at Satyam House, B/h Rajpath Club, S.G. Highway Bodakdev, Ahmedabad (hereinafter called the "Promoter") is owner and possessor of the Non-agricultural land bearing (i) Final Plot No.229 paiki admeasuring 4190 Sq. mtrs out of total land admeasuring 5390 sq.mtrs forming part of Draft Town Planning Scheme No.29 and (ii) Final Plot No.228 (old survey No. 123/6 paiki) admeasuring 688 Sq. mtrs forming part of Draft Town Planning Scheme No.29 (Naranpura) (Final), totally admeasuring about 4,878 sq. mtrs. alongwith residential scheme named "SATYAM SKYLINE- II" situate, lying and being at Mouje Vadaj, Taluka: Sabarmati, District Ahmedabad and Sub-District of Ahmedabad-2 (Vadaj) (hereinafter referred to as said Project land).

Further said Promoter has commenced construction of Residential project named "SATYAM SKYLINE II" on the said Project land. The said Project consists of various types of residential units. The Project consists of Three Blocks namely A, B and C having total 176 number of apartment units

That Plan for making Residential construction of the said Project named "SATYAM SKYLINE II "on the said Project land is sanctioned by Ahmedabad Municipal Corporation vide belowmentioned Commencement letters dated 20-12-2018.

Block No	Rajachitthi No Case No	Date of sanction
A	01124/070318/ A0741/R0/M1 BHNTS/WZ/070318/CGDCR/ A0741 /R0/M1	20-12-2018
B	01125/070318/ A0742/R0/M1 BHNTS/WZ/070318/CGDCR/ A0742 /R0/M1	20-12-2018
C	01126/070318/ A0743/R0/M1 BHNTS/WZ/070318/CGDCR/ A0743 /R0/M1	20-12-2018



Moreover said Promoter obtained financial assistance of Rs.67,00,00,000/- from Priamal Trusteeship Service Private Limited and had mortgaged the said project land alongwith existing ongoing construction of "Satyam Skyline-II" project with Priamal Trusteeship Service Private Limited and Indenture of Mortgage to that effect was registered before the Sub Registrar of Vadaj at Serial No 7126 dated 21-04-2018.

That subsequently said promoter has repaid all amounts of loan together with interest thereon and No Dues Certificate to that effect was issued on 03-03-2021 by Priamal Trusteeship Service Private Limited. Hence a Deed of Reconveyance for release of charge of Priamal

Trusteeship Service Private Limited from the said Project land and construction of "Satyam Skyline-II" project thereon is registered before the Sub Registrar of Ahmedabad-2 (Vadaj) at Serial No 4635 dated 05-03-2021. Hence said charge of Priamal Trusteeship Service Private Limited now does not survive on the said Project land.

As per instructions, we have examined the titles of the abovereferred project land and have caused to be taken searches (up to date of 16-05-2022) 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 Title Report dated 24-05-2022.

In furtherance of said Title Report dated 24-05-2022 and subject to what is stated therein, we hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/ litigations except:-

CHARGE OF TATA CAPITAL HOUSING FINANCE LIMITED:-

Vide Deed of Simple Mortgage executed on 06-03-2021 registered at Serial No.4642 on 06-03-2021 in the office of Sub-Registrar of Ahmedabad-2 (Vadaj) said Satyam Developers Limited has obtained financial assistance of Rs.80,00,00,000/- from Tata Capital Housing Finance Limited and has mortgaged the said Land bearing (i) Final Plot No.229 paiki admeasuring 4190 Sq. mtrs out of total land admeasuring 5390 sq.mtrs forming part of Town Planning Scheme No.29 (Naranpura) and (ii) Final Plot No.228 (old survey No. 123/6 paiki) admeasuring 688 Sq. mtrs forming part of Town Planning Scheme No.29 (Naranpura) (Final), totally admeasuring about

4,878 sq. mtrs alongwith various residential units in "Satyam Skyline-II" scheme in favour of Tata Capital Housing Finance Limited.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-agricultural land bearing (i) Final Plot No.229 paiki admeasuring 4190 Sq. mtrs out of total land admeasuring 5390 sq.mtrs forming part of Draft Town Planning Scheme No.29 and (ii) Final Plot No.228 (old survey No. 123/6 paiki) admeasuring 688 Sq. mtrs forming part of Draft Town Planning Scheme No.29 (Naranpura) (Final), totally admeasuring about 4,878 sq. mtrs. alongwith residential scheme named "SATYAM SKYLINE- II situate, lying and being at Mouje Vadaj, Taluka: Sabarmati, District Ahmedabad and Sub-District of Ahmedabad-2 (Vadaj)

PLACE : AHMEDABAD

DATE : 24th MAY, 2022

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate

Enrl No G/559/2007

