

B.J. MEHTA
H.H. DESAI
K.H. DESAI
D.S. MEHTA

S.A. JOSHI

202, Titanium One
Nr. Rajpath Club, S.G. Highway
Ahmedabad-380 059.
Telephone Nos. 29707251
29707252 & 29707253
E-mail:
hdesai@hdesaiandco.com

Ref. No. 119/2021/HHD/KHD

Date:

ENCUMBRANCE CERTIFICATE



THIS IS TO CERTIFY that we have carried out work of verification of title with respect to the Non Agricultural lands situate, lying and being at Godhavi (Sim), Taluka Sanand in the Registration District Ahmedabad and Sub District Sanand bearing (1)(a) Block/Survey No. 868, admeasuring about 4047 sq.mts., and (b) Block/Survey No. 869, admeasuring about 7183 sq.mts., included in Draft Town Planning Scheme No. 429 (Godhavi-Manipur) and given combined Final Plot No. 113, admeasuring about 6738 sq.mts., AND (2) Block/Survey No. 872, admeasuring about 14366 sq.mts., included in Draft Town Planning Scheme No. 429 (Godhavi-Manipur) and given Final Plot No. 116, admeasuring about 8620 sq.mts.

We have given our Report on Title, dated 24th December, 2021, certifying the title of KAVISHA ATRIA LLP, a Limited Liability Partnership Firm, to the Said Lands, as per details therein.

As informed to us, Said KAVISHA ATRIA LLP intends to promote a Real Estate Project on the Said Lands known or described as "THE CANVAS".

As informed to us Said KAVISHA ATRIA LLP has created a Mortgage on the Said Lands (and proposed construction) in favour of Housing Development Finance Corporation Limited (HDFC Ltd.), by or under an Indenture of Mortgage dated 9th September, 2022, registered with the office of the Sub Registrar of Assurances, under Sr. No. 19240 for the sum of ₹ 80,00,00,000=00 (Rupees eighty crore only).

✍

H DESAI & CO

ADVOCATES & SOLICITORS
EST. 1968

We hereby certify that the Said Lands in accordance with the details in our Report on Title dated 24th December, 2021 is/are free from all encumbrances, subject to aforesaid Mortgage in favour of HDFC Ltd.

DATED THIS 27TH DAY OF SEPTEMBER, 2022

For H. DESAI & COMPANY,
ADVOCATES & SOLICITORS

H. Desai & Co.

[Partner- Sharad Arvind Joshi (Advocate)
Enrolment No. G/363/1984]

