



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

1st Floor, Chandan House, Near Mayor's Bungalow, Law Garden, Ahmedabad - 380 006, India.
Tel: +91 79 2656 4300, +91 79 2656 4700, +91 79 2656 4800 | Personal e-mail: firstname.lastname@wadiaghandy.com

To,
Sankalp Organizers Private Limited,
Sankalp House, Behind Rajpath Club,
Bodakdev, Ahmedabad, Gujarat – 380054:

20th of September 2021

Respected Sir/ Ma'am,

Sub: No-Encumbrance Certificate to the property in concern chronicled hereinbelow:

Apropos the property being all that piece and parcel of the land bearing Final Plot No. 12/2 admeasuring about 3914 sq. mtrs. of Town Planning Scheme No. 53A (Shilaj-Hebatpur-Thaltej), allotted in lieu of (1) land bearing Block No. 391/2 admeasuring 810 sq. mtrs. (2) land bearing Block No. 393/2 admeasuring 809 sq. mtrs. (3) land bearing Survey No. 460/2 admeasuring about 2378 sq. mtrs. and (4) land bearing Survey No. 462/2 admeasuring about 2527 sq. mtrs., totally admeasuring about 6524 sq. mtrs., situated within the limits of Village: Shilaj, Taluka: Ghatlodiya and District: Ahmedabad or thereabouts ("said Property") in the ownership of Sankalp Organizers Private Limited. Further, a Residential scheme by the name "Sankalp Grace 3" is being developed on the said Property. 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 17.2.2020 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 13.2.2020 and 18.9.2021. Further, searches at the office of the abovementioned 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. Furthermore, the enrolment number of the advocate issuing this certificate and as undersigned is G/ 2979/2010.

In view of the foregoing, and pursuant to the search undertaken the following charge and encumbrance was found on the said Property:



1. A Charge has been created vide a Mortgage Deed dated 19.10.2020 registered at the Office of Sub-Registrar of Assurances under serial no. 6710 executed between (1) M/s Sankalp Organiser Private Limited (2) Robin Ramavtar Goenka and State Bank of India to the tune of INR 25,00,00,000/-; (Rupees Twenty Five Crores Only)

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)


(Partner)

