



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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To,
Saanvi Nirman Spacelink,
Ahmedabad, Gujarat:

20th of October 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 part land admeasuring about 10535 sq. mtrs. out of the land bearing Final Plot No. 58+60/1 paiki admeasuring about 57596 sq. mtrs. forming a part of the Town Planning Scheme No. 3 (Bopal) allotted in lieu and forming part portions of the land as follows: (1) part land admeasuring about 1125 sq. mtrs. out of the total land bearing Block No. 357 admeasuring about 7689 sq. mtrs. (2) part land admeasuring about 873 sq. mtrs. out of the total land bearing Block No. 359 admeasuring about 5969 sq. mtrs. (3) part land admeasuring about 2147 sq. mtrs. out of the total land bearing Block No. 360 admeasuring about 14670 sq. mtrs. (4) part land admeasuring about 1567 sq. mtrs. out of the total land bearing Block No. 361A admeasuring about 10706 sq. mtrs. (5) part land admeasuring about 1995 sq. mtrs. out of the total land bearing Block No. 362A admeasuring about 13637 sq. mtrs. and (6) part land admeasuring about 2828 sq. mtrs. out of the total land bearing Block No. 336 paiki admeasuring about 19324 sq. mtrs., admeasuring in aggregate to 57596 sq. mtrs. situated within the limits of the Village: Bopal, Taluka: Daskroi and District: Ahmedabad or thereabouts ("said Property") in the ownership of Saanvi Nirman Spacelink. Further, a Residential scheme by the name "SPECTRA" is being developed on the said Property. Further, 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 25.5.2020 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 been undertaken for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 25.1.2021 and on 20.10.2021. 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. 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 25.1.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 1156 executed between (1) M/s Saanvi Nirman Spacelink through its Authorized Representative and Partner i.e Ankur Bipinbhai

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Desai (2) Saanvi Nirman Enterprise LLP through its partner i.e. Ankur Bipinbhai Desai (3) Arjav Estates LLP through its partner i.e. Mrugesh Bipinchandra Patel and (4) Raveeja Properties LLP through its partner i.e. Shaival Ashokbhai Patel and Bajaj Housing Finance Ltd. to the tune of INR 75,00,00,000/-; (Rupees Seventy Five Crores Only).

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)

(Partner)

