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Ref. No. Bjm/48/2019

of 2023

Date: 17-10-2023

ENCUMBRANCE CERTIFICATE

1. THIS IS TO CERTIFY that we have carried out work of due diligence of title with respect to property being Land situate at Jodhpur (sim) (of old Vejalpur (sim)), Taluka Vejalpur, in the Registration District Ahmedabad and Sub District Ahmedabad – 4 (Paldi), bearing new Survey No. 546/2, admeasuring about 809 Sq.mts. (Old Survey No. 1237/2 of Vejalpur (sim)), included in the Town Planning Scheme No. 4 (Vejalpur), allotted Original Plot No. 66, admeasuring about 808 Sq.mts. and Final Plot No. 66, admeasuring about 622 Sq.mts. and new Survey No. 92/1, admeasuring about (6677 Sq.mts.) (Old Survey No. 186/1 of Vejalpur (sim)) and new Survey No. 92/2, admeasuring about 6576 Sq.mts. (Old Survey No. 186/2 of Vejalpur (sim)), both aggregating to 13253 Sq.mts., included in the Town Planning Scheme No. 4 (Vejalpur), allotted Original Plot No. 140, admeasuring about 13253 Sq.mts. and Final Plot No. 140, admeasuring about 10361 Sq.mts. and construction standing thereon.
2. We have given our Report on Title, dated 31<sup>st</sup> May, 2022, bearing Ref. No. BJM/48/2019 of 2022, addressed to NCPL INFRASPACE LLP certifying the title of NCPL INFRASPACE LLP, as per details therein.
3. Shri Upendra Chinubhai Shah as Designated Partner of NCPL INFRASPACE LLP, has made Declaration Cum Indemnity on Title, dated 16<sup>th</sup> October, 2023, attested by Public Notary.
4. A residential multistoried Project of Buildings are proposed by said NCPL INFRASPACE LLP on the said land. Such project is described as “RATNAAKAR PRISTINE”. The Plans of the



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Project have at present been approved by Ahmedabad Municipal Corporation (AMC) as per its Commencement Letter (Rajachitthi), dated 17<sup>th</sup> May, 2021, bearing No. 04814/220321/A4737/R0/M1. Small part of about 38.94 sq.mts. is given to Torrent Power for Sub-Station for electricity supply to project.

5. NCPL INFRASPACE LLP has taken loan facility of Rs. 60,00,00,000/- (Rupees sixty crores only) from Motilal Oswal Home Finance Ltd., by creating simple mortgage dated 24<sup>th</sup> March, 2022, registered under Serial No. 8007, in favour of VISTRA ITCL (INDIA) LIMITED (Security Trustee) on the security of the unsold flats, more particularly described in Annexure-"A" at Item No. 5 therein. However, the said loan had been repaid as per Deed of Discharge of Mortgage dated 5<sup>th</sup> September, 2023, registered under Serial No. 15708.
6. NCPL INFRASPACE LLP has taken new facility of finance of Rs. 410 Million (including any sub limits and/or interchangeable limits sanctioned/as may be sanctioned from time to time) by creating Indenture of Mortgage dated 5<sup>th</sup> September, 2023, in favour of ICICI Bank Limited on the security of Project land and Project excluding sold units referred in Annexure-"I" of Second Schedule, registered under Serial No. 15796, read with Declaration dated 6<sup>th</sup> July, 2022, registered under Serial No. 11752.
7. We hereby certify that the Title of the Project Land in accordance with the said Report on Title and in accordance with the said Title Declaration is free from all encumbrances, except said Indenture of Mortgage dated 5<sup>th</sup> September, 2023, registered under Sr. No. 15796, in favour of ICICI BANK LIMITED



DATED THIS 17<sup>TH</sup> DAY OF OCTOBER 2023 .

H. Desai & Co.

ADVOCATES AND SOLICITORS

(SHARAD A. JOSHI, ADVOCATE)  
PARTNER  
(ENROLMENT : G/363/1984)

48En-crt4.19 (11-10-23) Revised