

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDE, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO.

To,

ELENZA DEVELOPERS LLP,

A Limited Liability Partnership Firm

Ahmedabad



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. ELENZA DEVELOPERS LLP, a Limited Liability Partnership Firm registered under The Limited Liability Partnership Act, 2008 having LLP Identity Number AAY-1932 on account of certificate of incorporation issued by the Registrar of Companies, Central Registration Centre on 14-08-2021, having its registered office at Office-5, Mahalaxmi Park, Arohi Club Road, Ghuma Gam, Taluka Daskroi, Ahmedabad (hereinafter called the "Promoter") is the owner and possessor of the Non-Agricultural Land bearing Final Plot No. 14 admeasuring 6,981 sq. mtrs. [Given in lieu of Block No. 539 admeasuring 11,635 sq. mtrs.], of the Draft Town Planning Scheme No. 3 (Ghuma) situate, lying and being at Moje Ghuma, Taluka Daskroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has commenced construction of commercial cum residential project named "ELENZA GREENWOOD" on the said Project Land.

As per instructions, we have examined the titles of the abovereferred land and have caused to be taken searches 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 Report dated 20-05-2021.

Thereafter the said Promoter, M/s. ELENZA DEVELOPERS LLP, a Limited Liability Partnership Firm has availed financial assistance of Rs.

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45,00,00,000/- (Rupees Fourty Five Crores Only) from the Hero FinCorp Limited and in this regard said M/s. Elenza Developers LLP has mortgaged the said Final Plot No. 14 admeasuring 6,981 sq. mtrs. [Given in lieu of Block No. 539 admeasuring 11,635 sq. mtrs.], of the Draft Town Planning Scheme No. 3 (Ghuma) alongwith the unsold Flats/Units/Shops in the said Project "ELENZA GREENWOOD" constructed on the said project land in favour of Hero FinCorp Limited vide Mortgage Deed dated 20-04-2022, which was registered before Sub-Registrar of Ahmedabad-9 (Bopal) at Serial No. 6363 on 20-04-2022 and the details are more specifically mentioned in the Indenture of Mortgage wherein they have mortgaged said Project land and several units mentioned therein.

In furtherance of said Title Report dated 20-05-2022 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 Hero FinCorp Limited**

That Hero FinCorp Limited has sanctioned a loan of 45,00,00,000/- (Rupees Fourty Five Crores Only) and in this regard, said Promoter has mortgaged the said Project Land alongwith the unsold Flats/Units/Shops in the said Project "ELENZA GREENWOOD" constructed on the said Project land in favour of Hero FinCorp Limited vide Indenture of Mortgage (without possession) registered relating to Mortgage Deed dated 20-04-2022, which was registered before Sub-Registrar of Ahmedabad-9 (Bopal) at Serial No. 6363 on 20-04-2022 and the details are more specifically mentioned in the Indenture of Mortgage.

➤ **Takrari Case**

- That a Takrari Case is registered before the Deputy Collector, Daskroi Prant by Tusharbhai Naranbhai, Guardian of his children (1) Minor Parina Tushar Patel and (2) Minor Manthan Tushar Patel



against the certification of the Mutation Entry No. 12629 dated 15-03-2022. The proceeding for the same is pending before the Deputy Collector.

SCHEDULE
(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land bearing Final Plot No. 14 admeasuring 6,981 sq. mtrs. [Given in lieu of Block No. 539 admeasuring 11,635 sq. mtrs.], of the Draft Town Planning Scheme No. 3 (Ghuma) situate, lying and being at Moje Ghuma, Taluka Daskroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal). Said Land bearing Final Plot No. 14 is bounded as under:

On or towards North : Final Plot No. 12/A
On or towards South : AUDA Reservation Land
On or towards East : Final Plot No. 324
On or towards West : 18 Mtr TP Road and Final Plot No. 13/5

PLACE : AHMEDABAD

DATE : 21th MAY, 2022

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate

Enrl No. G/559/2007

