

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

REF. NO.

13549/2023

To,

AUSIL CORPORATION PRIVATE LIMITED
AHMEDABAD



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT AUSIL CORPORATION PRIVATE LIMITED, a Private Limited Company, having its registered office at U-02, Swagat Building, Near Lal Bungalow, C.G. Road, Ahmedabad-380006 (hereinafter called the "Promoter") is the owner and possessor of the Non Agricultural land bearing (1) Final Plot No. 38/1 admeasuring about 7134 sq.mtrs (Given in lieu of Survey No. 377/1) and (2) Final Plot No. 38/2 admeasuring about 878 sq.mtrs (Given in lieu of Survey No. 377/2) and now given City Survey No. NA377/2 (paiki) 2 admeasuring about 878 sq.mtrs, forming part of Draft Town Planning Scheme No. 86 (Sarkhej-Okaf-Fatewadi-Makarba) situate, lying and being at Moje Makarba, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District of Ahmedabad-04 (Paldi) more particularly described in the schedule hereunder written and hereinafter (1) and (2) collective shall be called as the "PROJECT LAND".

Further, said Promoter has started constructing Residential cum Commercial Project namely "PALASH HOMES" on the said Project Land

As per instructions, we have taken sub-registrar search of last 30 years through our search clerk. From the sub registrar search, the Promoter has created encumbrance of RBL Bank Ltd as under:-

Document Type	Name of Executing Party	Name of Party in whose favour executed	Regn. No.	Date of Execution
Mortgage Deed (Deposit of Title Deed)	Ausil corporation private limited through its authorized signatory Milan Mukeshbhai Parekh	RBL Bank Limited	11784	05-07-2023

In furtherance of said sub-registrar search undertaken up to the date 07-07-2023 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 except:-

Charge of RBL bank limited

That RBL Bank Limited has sanctioned a loan of Rs.35,00,00,000/- (Rupees Thirty 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 "**PALASH HOMES**" constructed on the said Project land in favour of RBL Bank Limited vide "Memorandum Of Entry For Deposit Of Title Deeds" registered relating to Deposit of Title Deeds for Creation of charge executed on 05-07-2023 produced for registration at serial No.11784 in the office of Sub-Registrar Ahmedabad- 04 (Paldi) and the details are more specifically mentioned in the "Memorandum Of Entry For Deposit Of Title Deeds".

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non Agricultural land bearing (1) Final Plot No. 38/1 admeasuring about 7134 sq.mtrs (Given in lieu of Survey No. 377/1) and (2) Final Plot No. 38/2 admeasuring about 878 sq.mtrs (Given in lieu of Survey No. 377/2) and now given City Survey No. NA377/2 (paiki) 2 admeasuring about 878 sq.mtrs, forming part of Draft Town Planning Scheme No. 86 (Sarkhej-Okaf-Fatewadi-Makarba) situate, lying



and being at Moje Makarba, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District of Ahmedabad-04 (Paldi).

Note: This is not a title certificate cum report. We have issued this Non encumbrance certificate based on the sub registrar search undertaken.

PLACE: AHMEDABAD

DATE: 07-07-2023

For Jani & Co,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate

Enrl.No. G/559/2007

