

26th September , 2022

Code no. 4794
Sanad No. G/102/1964

ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT CONCERNS

We have examined and investigated rights, titles of **"SHIVAY INFRA SPACE"** in respect to the property described in the schedule hereunder.

We hereby certify that, we have not received any objection from anybody in response to the public notices published by us in the local daily newspaper "Gujarat Samachar", on 12/04/2022 before the property described hereunder in the schedule was purchased from **Shri Nileshbhai Parshotambhai Patel**. And we also certify that searches of Sub-Registrar's office received relating to the said property were taken for the period of 30 years. During the course of such searches we did not find any subsisting charges, lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. The said property seemed to

be free from all kind of litigations, charges, encumbrances and dues.

Therefore we issued certificate of No Encumbrance and of clear and marketable title in respect to the said land that of **"SHIVAY INFRA SPACE"** on 19/4/2022.

However, subsequently said property has been mortgaged in security of the advance of 60 crores to Kotak Mahindra Investments Ltd under a registered Mortgage Deed executed and registered at serial no. 17368 on 29/7/2022. **"SHIVAY INFRA SPACE"** has requested us for encumbrance certificate noting the above mortgage charge over the said property described in the schedule hereunder.

Therefore, we state that the rights, titles and interests of the **"SHIVAY INFRA SPACE"** to the immovable property described in the schedule hereunder written for the proposed **"SHIVANTA RIGEL"** project are clear and marketable subject to mortgage charge of Kotak Mahindra Investments Ltd above described.

SCHEDULE

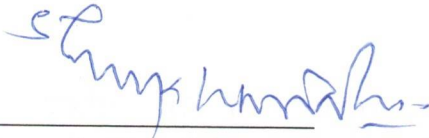
All that Immovable Property of non-agricultural lands with permission for their residential/commercial purpose situated and being in the sim of moje Tragad, Taluka Ghatlodia, Registration Sub-District Ahmedabad i.e. amalgamated Final Plot no. 2+27/1+27/2+28 admeasuring 10197 sq mtrs out of which 9177 sq mtrs is for residential purpose while 1020 sq mtrs is for commercial use.

- a) Final Plot no. 27/1 admeasuring 1517 sq mtrs of T.P. Scheme no. 233 (Tragad) given in lieu of survey no. 199/1 admeasuring 2529 sq mtrs of village.
- b) Final Plot no. 27/2 admeasuring 2610 sq mtrs of T.P. Scheme no. 233 (Tragad) given in lieu of survey no. 199/6 admeasuring 4350 sq mtrs of moje Tragad.
- c) Final Plot no. 28 admeasuring 728 sq mtrs of T.P. Scheme no. 233 (Tragad) given in lieu of survey no. 199/2 admeasuring 1214 sq mtrs of moje Tragad.

- d) Final Plot no. 2 admeasuring 5342 sq mtrs of T.P. Scheme no. 233 (Tragad) given in lieu of survey no. 169 admeasuring 8903 sq mtrs of moje Tragad.

and the same are bounded as follows:

	F.P. no. 27/1	F.P. no. 27/2	F.P. no. 28	F.P. no. 2
On East	F.P. no. 30	F.P. no. 30	F.P. no. 2	F.P. no. 30-32
On West	F.P. no. 31-12	F.P. no. 31	F.P. no. 31	F.P. no. 29-31-33
On North	F.P. no. 28-2	F.P. no. 27/1	F.P. no. 2	F.P. no. 3 18 mtrs T.P. Road
On South	F.P. no. 27/2	S.P. Ring Road	F.P. no. 27/1	F.P. no. 28-27/1


Suresh Zumkhawala
Advocate