

JATIN M. PATEL ASSOCIATES

Advocates

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ENCUMBRANCE CERTIFICATE

This is to certify that, I undersigned has investigated the title of the said land which is more described in herein above in schedule, Which is owned by SATYAM DEVELOPERS, A Partnership Firm (which is herein after stated as "the Owner") pursuing title deeds relating thereto and taking necessary searches., I am of the Opinion that the title of the Owner in respect of the said land is Free from all Encumbrances, charges and/or Claims subject to Subject to: Indenture of Mortgage (without possession) Registered on 11.11.2022 vide serial No. 17548 in Favour of Aditya Birla Housing Finance Limited. (Loan Amount Rs. 50,00,00,000/- Rupees Fifty Crore Only as per Sanction Letter.)

SCHEDULE OF THE PROPERTY

All that piece or parcel of Multipurpose use Non-Agricultural land bearing Final Plot No. 118 admeasuring 6799 sq. mtrs. of Draft Town Planning Scheme No. 3 (Ghuma), Comprised in Block No. 657, situated, lying and being at Mouje Village Ghuma, Taluka Ghatlodiya in the Registration District Ahmedabad & Sub District Ahmedabad-9 (Bopal), Upon that SATYAM DEVELOPERS, A Partnership Firm had Constructed various Residential & Commercial Building Purpose under name and style As "SERENITY SATYAM".

Thanking You.

DATED OF THIS 14th NOVEMBER, 2022 AT- AHMEDABAD.



JATIN M. PATEL

Advocate

(ENROLMENT NO. G/2424/2012)