

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.

12940/2022

To,

NEMI LANDMARKS PRIVATE LIMITED

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT NEMI LANDMARKS PRIVATE LIMITED, A Company, (Earlier known as Gala Infrastructure Private Limited), registered under the Companies Act, 1956 having its CIN No. U22190GJ1984PTC006776 having its registered office address at A-1, 9TH FLOOR, SAFAL PROFITAIRE, CORPORATE ROAD, PRAHLADNAGAR, AHMEDABAD- 380015 (hereinafter called the "PROMOTER") is the owner and possessor of the (1) Non-Agricultural land bearing Final Plot No 194 admeasuring about 6288 sq. mtrs (given in lieu of land of Survey No 171 admeasuring about 10421 sq.mtrs) of Town Planning Scheme no. 50 (Bodakdev) and (2) Non-Agricultural land bearing Final Plot No. 9 admeasuring about 3091 sq. mtrs (given in lieu of land of Survey No 3/2 admeasuring about 5160 sq.mtrs) of Town Planning Scheme no. 50 (Bodakdev) totally final plot land admeasuring about 9379 sq.mtrs, situate, lying and being at Moje Bodakdev, Taluka Ghatlodiya, in the registration district of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND".

That said PROMOTER has got the plans for residential construction on the said Project Land sanctioned from the Ahmedabad Municipal Corporation (AMC) and Development Permission is issued by AMC vide its Rajachitthi dated 17-06-2022 having No 06442/ 110322/ A5839/ R0/ M1 in Case No BHNTS/ NWZ/ 110322/ CGDCRV/ A5839/ R0/ M1.

Further said Promoter has started constructing Residential project namely "IKEBANA" on the said Project Land.

As per instructions, we have examined the titles of the above referred 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 01-08-2022.

In furtherance of said Title Certificate Cum Report dated 01-08-2022 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/litigation except:

➤ Details of Charge

1. CHARGE OF HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED:-

That vide Memorandum Recording Past Transactions of Creation of Mortgage by Delivery of Title Deeds executed on 25-01-2017 registered at Serial No.502 on 25-01-2017 in the office of Sub-Registrar of Ahmedabad-3 (Memnagar) said Nemi Landmarks Private Limited has obtained financial assistance of Rs.8,00,00,000/- (Rupees Eight Crores Only) from HDFC Bank Ltd and subsequently also executed Memorandum Recording Past Transactions of Creation of Mortgage by Delivery of Title Deeds with HDFC Bank Ltd for availing additional facilities of Rs.4,13,52,516/- which was registered before the Sub Registrar of Ahmedabad-3 (Memnagar) at Serial No 978 dated 31-01-2018 and has mortgaged the said land bearing Final Plot No 9 admeasuring about 3104 sq.mtrs (given in lieu of land of Survey



No 3/2) of Town Planning Scheme No 50 (Bodakdev) situate, lying and being at Moje Bodakdev, Taluka Ghatlodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) in favour of HDFC Bank Ltd.

2. CHARGE OF KOTAK MAHINDRA BANK:-

That vide Mortgage Deed without possession executed on 12-01-2018 old document registered at Serial No.340 on 12-01-2018 in the office of Sub-Registrar of Ahmedabad-09 (Bopal) said Gala Landmarks Private Limited and Nemi Landmarks Private Limited has obtained financial assistance of Rs.116,77,56,485/- (Rupees One Hundred Sixteen Crores Seventy Seven Lakhs Fifty Six Thousand Four Hundred Eighty Five Only) from Kotak Mahindra Bank and has mortgaged the said land bearing Final Plot No 194 admeasuring about 6288 sq.mtrs (given in lieu of land of Survey No 171) of Town Planning Scheme No 50 (Bodakdev) situate, lying and being at Moje Bodakdev, Taluka Ghatlodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) in favour of Kotak Mahindra Bank Ltd

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of (1) Non-Agricultural land bearing Final Plot No 194 admeasuring about 6288 sq. mtrs (given in lieu of land of Survey No 171 admeasuring about 10421 sq.mtrs) of Town Planning Scheme no. 50 (Bodakdev) and (2) Non-Agricultural land bearing Final Plot No. 9 admeasuring about 3091 sq. mtrs (given in lieu of land of Survey No 3/2 admeasuring about 5160 sq.mtrs) of Town Planning Scheme no. 50 (Bodakdev) totally final plot land admeasuring about 9379 sq.mtrs, situate, lying and being at Moje Bodakdev, Taluka

Ghatlodiya, in the registration district of Ahmedabad and Sub District
of Ahmedabad-3 (Memnagar).

PLACE : AHMEDABAD

DATE: 22-10-2022

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate

Enrl No. G/559/2007