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Ref. No. 105/2022/HHD/KHD

Date:

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY that we have carried out work of verification of title with respect to the Non Agricultural Land situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, bearing Survey/Block No. 335/2/A/1, admeasuring about 11943 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and allotted/given Final Plot No. 67/2/1, admeasuring about 7166 sq.mts., and we have given our Report on Title, dated 21st April, 2023, certifying the title of KAVISHA AER LLP, a Limited Liability Partnership Firm to the Said Land, as per details therein.

As informed to us Said Kavisha Aer LLP intends to promote a real estate Project (proposed) on the Said Land known or described as "KAVISHA AER".

Further, as informed to us, Said Kavisha Aer LLP has created mortgage on the Said Land in favour of DCB Bank for the sum of Rs. 60,00,00,000/- (Rupees Sixty Crores Only) by or under an Indenture of Mortgage dated 28th July, 2023, registered with the office of Sub-Registrar of Assurances under Serial No. 18892.

We hereby certify that the Said Land in accordance with Report on Title is free from all encumbrances, subject to aforesaid mortgage in favour of Said DCB Bank.

DATED THIS 09th DAY OF AUGUST, 2023

H. Desai & Co

For H. DESAI & COMPANY,

(Partner Kairav Hitesh Desai, Advocate & Solicitor,
Enrolment No. 455/2013)

