



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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To,
Ratnamani Buildspace LLP
2/D, River View Flat,
Behind Jivabhai Mention,
Ashram Road, Ahmedabad – 380009
Gujarat, India:

8th of August, 2023

Respected Sir/ Ma'am,

Encumbrance Certificate

The immovable property being all that piece and parcel of land bearing Sub-Plot No. 2 + 3 admeasuring about 12801.82 sq. mtrs. allotted in lieu of land bearing Final Plot No. 357 admeasuring about 19061 sq. mtrs. forming part of the Town Planning Scheme No. 229 (Jaspur – Khodiyar) allotted in lieu of land bearing Survey No. 161 admeasuring about 15580 sq. mtrs. and Survey No. 162 admeasuring about 16188 sq. mtrs., admeasuring in aggregate to 31768 sq. mtrs., situated within the limits of Village: Khodiyar, Taluka: Ghatlodiya, Sub. – Registration District of Ahmedabad –8 (Sola) or thereabouts ("said Property") is in the ownership of Ratnamani Buildspace LLP. Further, we have been informed that from and out of the total land admeasuring about 12801.82 sq. mtrs. of Sub-Plot No. 2 + 3, a portion of land admeasuring about 2087 sq. mtrs. is not in the possession of Ratnamani Buildspace LLP. Furthermore, a Residential and Commercial (mixed use) scheme by the name "Trident Experia" is being developed on the said Land. We have conducted title due diligence of the said Property and we have perused available revenue/ municipal/ city-survey records, title deeds and other relevant documents of the said Property and further, we have issued Report on Title on 8th August, 2023. We have also undertaken a search for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 25.5.2023. Further, searches at the office of the abovementioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated. Further, we also disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this letter. In view of the foregoing, and pursuant to the search undertaken no mortgages or encumbrances were found on the said Property and the Property is clear, marketable and free from all encumbrances. Furthermore, the enrolment number of the advocate issuing this certificate and as undersigned is G/ 2979/ 2010.

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)

(Partner)

