

VIREN ARVINDBHAI SHAH
Advocate

To,

M/s. Ganesh Housing Corporation Limited

NON-ENCUMBRANCE CERTIFICATE

This is to certify that M/s. Ganesh Housing Corporation Limited, a company incorporated under the provisions of the Companies Act, 1956 on 13/06/1991 with its Corporate Identity Number (CIN) No. **L45200GJ1991PLC015817** and having its Registered Office at Ganesh Corporate House, 100 Ft Hebatpur – Thaltej Road, Nr. Sola Bridge, Off S.G Highway, Ahmedabad – 380054. (Hereinafter called the “**Promoter**”)

Non-Agricultural land of Survey no. 96 having area admeasuring 25394 sq.mtrs covered under Draft T. P. Scheme No. 64 (Tragad) and allotted Final Plot No. 50 having area 15236 sq.mtrs divided in to Sub Plot No. A having area 7580 sq. mtrs and Sub Plot No. B having area 7656 Sq.mtrs paiki Sub Plot No. B having area 7656 Sq. mtrs with construction thereon of Mouje Village Tragad, Taluka Ghatlodiya, District Ahmedabad belonging to Ganesh Housing Corporation Limited. More particularly described in the schedule hereunder written hereinafter called the “**PROJECT LAND**”

Further said Promoter intends commence construction of residential project by named “**MALABAR EXOTICA**” on the project land.

As per instructions, I have examined the title of the project land and have caused to be taken searched of available revenue and registration record for last 30 years and believing the same to be true, correct and trustworthy, we have issued a Title report dated 16th April 2022.

Above referred promoter has produced before me search report dated 6th April 2022 taken from registrar of companies by J M Parikh and Associates Chartered Accountant. From the said report, I have found that, there is charge of Kotak Mahindra Investments Limited on the Project Land.

The above referred promoter has filed a declaration subject to charge of Kotak Mahindra Investments Limited that, the Project land is free from any



encumbrances and no suit is/are pending in respect to the above said Project land in any court or before any Govt. or Semi Govt. Authority.

In furtherance of said title report dated 16-04-2022 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 subject to :-

Charge of Kotak Mahindra Investments Limited

- **As** per registered Indenture of Mortgage without Delivery of possession executed on 09-03-2022 registered vide serial No. 5486 in the office of Sub-registrar of Ahmedabad – 8 Sola. The said lender has sanctioned a Term Loan of Rs. 60 Crore and there is an outstanding balance of Rs. 40.11 Crore as on dated 30th April 2022.

➤ **SCHEDULE**

(Description of the Project Land)

Non-Agricultural land of Survey no. 96 having area admeasuring 25394 sq.mtrs covered under Draft T. P. Scheme No. 64(Tragad) and allotted Final Plot No. 50 having area 15236 sq.mtrs divided in to Sub Plot No. A having area 7580 sq. mtrs and Sub Plot No. B having area 7656 Sq.mtrs paiki Sub Plot No. B having area 7656 Sq. mtrs with construction thereon of Mouje Village Tragad, Taluka Ghatlodiya, District Ahmedabad bounded as follows:

On or towards East side : Final Plot No. 135

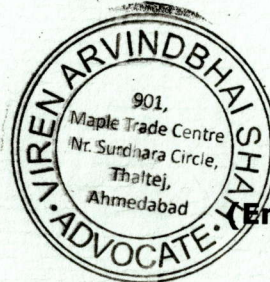
On or towards West side : 18 Meter T.P. Road

On or towards North side : Sub Plot No. A of Final Plot No. 50

On or towards South side : Final Plot No. 33/1+33/2

Ahmedabad

Dated 19th May 2022



P.V. Shah
for
Viren A. Shah

(Advocate)

Enrollment No. G/235/1988)