



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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To,

4th of November 2022

Pramukh Nirman Assets LLP

Office No. 301, 3rd Floor, Binali Complex,
Ahmedabad - 380013

Respected Sir/ Ma'am,

Sub: No-Encumbrance Certificate to the property in concern chronicled hereinbelow:

Apropos of the property being all that piece and parcel of the non-agricultural land bearing Final Plot No. 46 admeasuring about 6800 sq. mtrs. forming part of Town Planning Scheme No. 18 (Ghatlodiya-Chandlodiya-Sola) allotted in lieu of the land bearing Survey No. 189/2 admeasuring about 9071 sq. mtrs. situated within the limits of Village: Chandlodiya, Taluka: Sabarmati and District: Ahmedabad or thereabouts ("said Property") in the ownership of Pramukh Nirman Assets LLP (formerly known as Saanvi Nirman Assets LLP). We had conducted a title due diligence verification of the said Property involving perusal of the available revenue/ municipal/ city-survey records, title deeds and other relevant documents of the said Property and after verification of the same, we had issued a title certificate on 13.9.2021 stating that the title of the said Property is clear and marketable subject to what is stated therein. Apropos the said Property, a search had also been undertaken for the said Property in the office of the concerned Sub-Registrar of assurances for the last 30 (thirty) years on 6.1.2021, 31.8.2021 and 3.9.2022. Further, searches at the office of the above-mentioned 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 (thirty) years from the date of this letter. Furthermore, the enrolment number of the advocate issuing this certificate and as undersigned is G/ 2979/2010.

In view of the foregoing, and pursuant to the search undertaken the following charge and encumbrance was found on the said Property:

1. A Charge has been created vide a Mortgage Deed dated 18.9.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 18233 executed between Pramukh Nirman Assets LLP represented through its Partners i.e. (1) Trikambhai Jamnadas Patel (2) Dineshbhai Bhagwanbhai Malavaniya (3) Ghanshyambhai Bhagwandas Patel (4) Samir Trikambhai Patel (5) Kamleshbhai Bhavjibhai Patel (6) Kanaiyalal Bhavjibhai Patel and (7) Abhishek Kanaiyalal and Bajaj Housing Finance Limited to the tune of INR 25,00,00,000/-; (Rupees Twenty Five Crores Only).

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)


(Partner)

