

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. 10870/2019

To,
M/s RATNADEEP DEVELOPERS,
A Partnership Firm,
Ahmedabad



ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s RATNADEEP DEVELOPERS, a Partnership Firm, having its registered office at Ratnasagar Heights, Opp. Dharti Heaven - 3, Anand Party Plot Road, New Ranip, Ranip, Ahmedabad - 382470 (hereinafter called the "PROMOTER") is the owner and possessor of the Non-Agricultural Land bearing Final Plot No 6 admeasuring about 12,323 sq. mtrs. (given in lieu of land bearing Survey No 85 admeasuring about 19848 sq. mtrs.) of Draft Town Planning Scheme No 66 (Ranip - Chenpur - Chandlodiya) situate, lying and being at Moje Ranip, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential cum Commercial project namely "RATNASAGAR HEIGHTS" 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 22-01-2021.

In furtherance of said Title Certificate Cum Report dated 22-01-2021 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/litigations except:

Charge of SHRI KADI NAGRIK SAHAKARI BANK LTD.

That the Promoter had obtained financial assistance of Rs.10,50,00,000/- from SHRI KADI NAGRIK SAHAKARI BANK LTD., Ranip Branch, Ahmedabad and thereby mortgaged various units of Block No. C,D,E,F and G in the scheme known as "RATNASAGAR HEIGHTS" situated on Non Agricultural land bearing Final Plot No. 6 given in lieu of Survey No. 85 of Draft Town Planning Scheme No. 66 (Ranip-Chenpur-Chandlodiya) vide Mortgage Deed dated 05-11-2020 which was registered before the Sub Registrar of Ahmedabad-02 (Vadaj) at Serial No 13077 dated 05-11-2020.

Lease Deed of Torrent Power Limited

That the Promoter had leased out the Non Agricultural Land bearing Final Plot No. 6 paiki admeasuring 38.94 sq. mtrs. given in lieu of Survey No. 85 of Draft Town Planning Scheme No. 66 (Ranip-Chenpur-Chandlodiya) in favour of Torrent Power Limited vide Lease Deed dated 08-01-2020 which was registered before the Sub Registrar of Ahmedabad-02 (Vadaj) at Serial No. 540 dated 08-01-2020. The said Lease is for construction of electric sub-station by Torrent power Limited.



SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land bearing Final Plot No 6 admeasuring about 12,323 sq. mtrs. (given in lieu of land bearing Survey No 85 admeasuring about 19848 sq. mtrs.) of Draft Town Planning Scheme No 66 (Ranip - Chenpur - Chandlodiya) situate, lying and being at Moje Ranip, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj).

