



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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15th of September, 2023

To,

Ashima Limited

Texcellence Complex, Khokhara – Mehmedabad,
Ahmedabad, Gujarat – 380021, India:

Respected Sir/ Ma'am,

Sub: Encumbrance Certificate to the property in concern chronicled hereinbelow:

The immovable property being all that piece and parcel of land bearing Final Plot No. 4/1 admeasuring about 5653 sq. mtrs. forming part of Town Planning Scheme No. 37 (Thaltej) allotted in lieu of the land parcels bearing (1) Survey No. 214/1 admeasuring about 6475 sq. mtrs. (2) Survey No. 214/2 admeasuring about 6475 sq. mtrs. and (3) Survey No. 214/3 admeasuring about 6475 sq. mtrs., (comprising of land bearing Final Plot No. 4/1 admeasuring about 5653 sq. mtrs and Final Plot No. 4/2 admeasuring about 6114 sq. mtrs.) all situated within the limits of Village: Thaltej, Taluka: Ghatlodia and District: Ahmedabad is in the ownership of Ashima Limited. Further, a Residential scheme by the name "The Sovereign" is being developed on the said Property. We have perused the revenue/ municipal/ city-survey records of the said Property and after verification of the title of the said Property and of any title deeds and documents, we had issued a title certificate on 23.8.2023 and 15.9.2023 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 offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 28.7.2023, 30.7.2023 and 15.9.2023. 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. 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 14.9.2023 registered at the Office of Sub-Registrar of Assurances under serial no. 15412 executed between Ashima Limited and Catalyst Trusteeship Limited to the tune of INR 40,00,00,000/-; (Rupees Forty Crores Only)

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)

(Partner)

