

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. 11604/2019

To,

M/s. Ganesh Infra,

A Partnership firm.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. Ganesh Infra, a Partnership Firm, having its registered office 19-20, Sachin Park Society, Near Shubhada Colony, Jodhpur Gam Road, Satellite, Ahmedabad- 380015 (hereinafter called the "Promoter") is the owner and possessor of the Non-Agricultural land bearing Final Plot No. 1208/1 is admeasuring about 2,375 Sq. Mtrs. (Given in lieu of Survey No. 202/1 admeasuring about 3,958 Sq. Mtrs.) forming part of Draft Town Planning Scheme No. 221 (Ognaj-Sola-Bhadaj) situate, lying and being Moje Bhadaj Taluka Ghatlodiya in the Registration District Sub-District of Ahmedabad-08 (Sola) more particularly described in the schedule hereunder written and is hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential and Commercial project namely "GANESH ELEGANCE" 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 21-06-2021.

In furtherance of said Title Certificate Cum Report dated 21-06-2021 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:

(1) Charge of The Mehsana Urban Co-Operative Bank Ltd

That the Mehsana Urban Co-Operative Bank Limited has sanctioned a loan of Rs. 5,00,00,000/- (Rupees Five Crores Only) vide its Sanction Letter (Loan Offer Letter) dated 19-05-2021. In this regards, promoter has mortgaged the said Project Land alongwith various Flats/Units/Shops in the said Project "GANESH ELEGANCE" constructed on the said Project land in favour of The Mehsana Urban Co-Operative Bank Limited vide Instrument relating to deposit of Title Deed for Creation of charge executed on 24-05-2021 registered at Serial No. 9917 on 24-05-2021 in the office of Sub-Registrar Ahmedabad-08 (Sola).

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural land bearing Final Plot No. 1208/1 is admeasuring 2,375 Sq. Mtrs. (Given in lieu of Survey No. 202/1 admeasuring 3,958 Sq. Mtrs.) of Draft Town Planning Scheme No. 221 (Ognaj-Sola-Bhadaj) situate, lying and being Moje Bhadaj Taluka Ghatlodiya in the Registration District Sub-District of Ahmedabad-8 (Sola)

PLACE : AHMEDABAD

DATE : 21th June, 2021.

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate

Enrollment No. G/559/2007

