

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : C-301, Divine Life, Ramdevnagar, Ahmedabad-380015.

To,

**Savvy Civic Organisers LLP,
A Limited Liability Partnership Firm
Through its Administrative Partner
Jignesh Mahendrabhai Gandhi
AHMEDABAD.**



ENCUMBRANCE CERTIFICATE

We certify that we have examined titles of Non-Agricultural Land admeasuring 3225 sq. mts. i.e. 3857 sq. yds. of Final Plot No.267/1 + 2 of Town Planning Scheme No.19 which is included in City Survey Record and given Consolidated City Survey No.4790 admeasuring 3223 sq. mts., situate, lying and being at Mouje : Shekhpur-Khanpur, Taluka: Sabarmati in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] [hereinafter referred to as "said land"] belonging to **Savvy Civic Organisers LLP, a Limited Liability Partnership Firm through its Administrative Partner Jignesh Mahendrabhai Gandhi** on which scheme of Commercial Units known as "MEDERCIAL ONE" is being constructed.

Savvy Civic Organisers LLP, a Limited Liability Partnership Firm through its Administrative Partner Jignesh Mahendrabhai Gandhi has filed declaration before us which is notarized before Notary V.U.Jadeja under serial No.555/2021 dated 1.12.2021 stating that the said land has not been given in security nor created any charge by any financial institution, Court, Semi-govt. Dept., Income-Tax authorities, G.S.T. etc. except loan of

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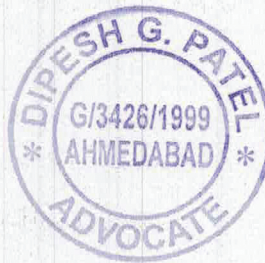
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Rs.40,00,00,000/-[Rupees Forty Crore only] obtained from Tata Capital Financial Services Limited by executing Deed of Mortgage registered in the office of Sub Registrar under serial No.6007 dated 12.07.2021 and no matter is pending in the Court of law nor any order, decree, attachment by competent Court of law and/or any statutory Body against the said land existing, nor created any charge or encumbrance of any nature and on that basis we hereby opine that the titles of the said land are clear and marketable subject to [1] Fulfillment of terms and conditions of N.A. Order and [2] Loan of Rs.40,00,00,000/-[Rupees Forty Crore only] obtained from Tata Capital Financial Services Limited by executing Deed of Mortgage registered in the office of Sub Registrar under serial No.6007 dated 12.07.2021.

This Certificate is issued for submission before Gujarat Real Estate Regulatory Authority, Gandhinagar.

DATED THIS 29th DAY OF NOVEMBER 2022

Place : Ahmedabad.



Dipesh G. Patel

[Signature]
Advocate