

SBS/_____/2018

Dt: 26/10/2018

To,

M/s SAMARTH PROCON.

1301 & 1302 Titanium One,
Bodakdev, Ahmedabad.

KIND ATTN.: Mr. Jignesh Shah

Dear Sir,

NON-ENCUMBRANCE CERTIFICATE

Sub: Certificate of Title of Non-agricultural land bearing Survey No. 318/1 admeasuring about 13261 Sq. mtrs situate at Mouje: Shela, Taluka: Sanand & Registration Sub- District : Sanand District: Ahmedabad, comprised in Draft Town Planning. Scheme no. 1 (Shela) by Final Plot No. 50/1 admeasuring 7957 sq. mtrs.

Ref: Report on title vide No. 1536/2016 dated 05.10.2016 and Certificate of Title vide no. 902/2017 dated 27.06.2017

We above referred Report on title vide no. 1536 dated 05.10.2016 and Certificate of Title vide no. 902/2017 dated 27.06.2017 issued by Nanavati & Nanavati , Advocates, for Non-Agricultural Land bearing Survey No. 318/1 admeasuring about 13261 Sq. mtrs situate at Mouje: Shela, Taluka: Sanand & Registration Sub- District : Sanand District: Ahmedabad, comprised in Draft Town Planning. Scheme no. 1 (Shela) by Final Plot No. 50/1 admeasuring 7957 sq. mtrs. ("**the said land**") and we may further state that as under:

- 1) We, at your instructions have caused for the searches of Sub- Registrar Office Records and Revenue Records. We have caused searches to be taken of the relevant available revenue records and the records of Sub- Registrar of Assurances at Sanand relating to said land of the period from



2017 till 26.10.2018, the receipt bearing no. 2018029028642 dated 26.10.2018, is enclosed herewith.

- 2) That by Deed of Conveyance dated 11.04.2017 duly registered at serial no. 2742/2017 before Sub-Registrar of Assurances- Ahmedabad; M/s Samarth Procon has become the owner and possessor of the said land. A mutation entry no. 5192 was made on 06.05.2017 in revenue records and duly certified on 19.06.2017.
- 3) That permission to construct Residential Affordable Housing was granted by Ahmedabad Urban Development Authority (AUDA) being Commencement Certificate vide no. PRM/168/7/20107/504 dated 16.09.2017. The copy of said Development Permission is enclosed herewith.
- 4) That said M/s Samarth Procon had obtained loan of Rs. 4,10,00,000/- from Indian Bank and created a charge over the said land. A Mortgage Deed dated 30.03.2018 duly registered at serial no. 4228/2017 was executed before Sub-Registrar of Assurances- Sanand in this regard. Further, that upon repayment of all outstanding amounts by said M/s Samarth Procon, Indian Bank released its charge over the said land, in respect whereof a Release Deed dated 07.09.2018 was made and duly registered before Sub-Registrar of Assurances – Ahmedabad at serial no. 10564/2018.
- 5) Thereafter said M/s Samarth Procon has obtained loan of Rs. 25,00,00,000/- from Gruh Finance Ltd. and created a charge over the said land and certain units mentioned in Mortgage Deed, in respect whereof a Mortgage Deed dated 26.09.2018 duly registered at serial no. 10940/2018 was executed before Sub-Registrar of Assurances- Sanand.



We may state that you i.e. M/s Samarth Procon are seized and possessed of Non-Agricultural Land bearing Survey No. 318/1 situate at Mouje: Shela, Taluka: Sanand & Registration Sub- District: Sanand District: Ahmedabad, comprised in Draft Town Planning. Scheme no. 1 (Shela) by Final Plot No.

50/1 admeasuring 7957 sq. mtrs and your title to the said land and units therein are clear and marketable subject to the charge of Gruh Finance Ltd. having it's charge/lien in and over the said land and certain units in the project " Stanza".

Thanking You.

For,
SBS Legal, Advocate.



(Siddharth Singh)

Advocate

Enrollment No. G/849/2006.

