

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.

13466/2023

To,

M/S SPARSH BUILDCON,
A Partnership Firm, Ahmedabad.

2ST REVISED NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT, M/S SPARSH BUILDCON [PAN: AEZFS6737H] A Partnership Firm having its address at 1110-1111, Surya Icon, B/h Binali Complex, Nr. Torrent Power, Naranpura, Ahmedabad-380013 (hereinafter called the "Promoter") is the owner and possessor of the Non Agricultural land bearing Final Plot No. 518 admeasuring about 2079 Sq. mtrs. (as per AMC Plan pass F.P No 518 paiki net plot area admeasuring about 1902.82 sq.mtrs) in Town Planning Scheme No. 29 (Naranpura) given in lieu of Survey No. 201/1 admeasuring about 3465 Sq. mtrs. situate, lying and being at Moje Vadaj, Taluka Sabarmati and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 02 (Vadaj) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential project namely "EKAYA" on the said Project Land of F.P No 518 paiki net plot area admeasuring about 1902.82 sq.mtrs.

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches of

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AILS

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 22-12-2023 and Non Encumbrance Certificate dated 22-12-2023 and 1st revised Non Encumbrance Certificate dated 05-06-2024.

In furtherance of said Title Certificate Cum Report and Non Encumbrance Certificate dated 22-12-2023 and 1st Revised Non Encumbrance Certificate dated 05-06-2024 and subject to what is stated therein, We hereby issue this 2nd Revised Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/ litigations except:-

CHARGE OF CAPRI GLOBAL CAPITAL LIMITED:-

Thereafter the said Promoter, M/s. SPARSH BUILDCON, a Partnership Firm has taken Project Term loan of Rs.25,00,00,000/- (Rupees Twenty Five Crores Only) from CAPRI GLOBAL CAPITAL LIMITED and Sanction Letter dated 27-02-2024 has been issued in this regards. Moreover M/s. SPARSH BUILDCON, a Partnership Firm has executed Indenture of Mortgage dated 01-03-2024, registered at Serial No. 3344 dated 01-03-2024 in favor of CAPRI GLOBAL CAPITAL LIMITED wherein they have mortgaged said Project land and several units mentioned therein.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non Agricultural land bearing Final Plot No. 518 admeasuring about 2079 Sq.mtrs (as per AMC Plan pass F.P No 518 paiki net plot area



admeasuring about 1902.82 sq.mtrs) in Town Planning Scheme
No. 29 (Naranpura) given in lieu of Survey No. 201/1
admeasuring about 3465 Sq. mtrs. situate, lying and being
at Moje Vadaj, Taluka Sabarmati and in the Registration
District of Ahmedabad and Sub District of Ahmedabad - 02
(Vadaj).

PLACE : AHMEDABAD
DATE : 26th September, 2024

For Jani & Co.,

P. P. Pandya

Pathik P. Pandya

Advocate

Enrollment No.G/1409/2010