

Ref. No. :

Date : 12 / 11 / 2022

To,
M/s. Shilp Infraprojects LLP
Ahmedabad.



ENCUMBRANCE CERTIFICATE

Re.:- Non Agricultural land bearing Sub Plot No. 2 (As per Sub Divisional Plan approved by Ahmedabad Municipal Corporation) admeasuring about : 17569.02 Sq. Mtrs. of Final Plot No. 29 admeasuring about : 35435 Sq. Mtrs. (allotted in lieu of (1) Survey No. 34 admeasuring about : 6680 Sq. Mtrs., (2) Survey No. 35 admeasuring about : 6579 Sq. Mtrs., (3) Survey No. 41 admeasuring about : 7996 Sq. Mtrs., (4) Survey No. 42 admeasuring about : 8292 Sq. Mtrs., (5) Survey No. 43/4 admeasuring about : 7793 Sq. Mtrs., (6) Survey No. 47 admeasuring : 11833 Sq. Mts. and (7) Survey No. 49 admeasuring : 12428 Sq. Mtrs. totally aggregating land admeasuring : 61601 Sq. Mtrs.) of Town Planning Scheme No. 32 (Gota), situated, lying and being at Moje Gota, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola), alongwith proposed project of Residential Apartments (Flats) & Commercial Shops namely "**SHILP RESIDENCY**" belonging to M/s. **Shilp Infraprojects LLP**, a Limited Liability Partnership Firm being the absolute Owner-Occupier.



(Hereinafter referred to as the said "Property")

I hereby certify that, I have investigated the titles of Property being Non Agricultural land bearing Sub Plot No. 2 (As per Sub Divisional Plan approved by Ahmedabad Municipal Corporation) admeasuring about : 17569.02 Sq. Mtrs. of Final Plot No. 29 admeasuring about : 35435 Sq. Mtrs. (allotted in lieu of (1) Survey No. 34 admeasuring about : 6680 Sq. Mtrs., (2) Survey No. 35 admeasuring about : 6579 Sq. Mtrs., (3) Survey No. 41 admeasuring about : 7996 Sq. Mtrs., (4) Survey No. 42 admeasuring about : 8292 Sq. Mtrs., (5) Survey No. 43/4 admeasuring about : 7793 Sq. Mtrs., (6) Survey No. 47 admeasuring : 11833 Sq. Mts. and (7) Survey No. 49 admeasuring : 12428 Sq. Mtrs. totally aggregating land admeasuring : 61601 Sq. Mtrs.) of Town Planning Scheme No. 32 (Gota), situated, lying and being at Moje Gota, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola), alongwith proposed project of Residential Apartments (Flats) & Commercial Shops namely "**SHILP RESIDENCY**" in/upon the aforesaid land belonging to M/s. **Shilp Infraprojects LLP**, a Limited Liability Partnership Firm being the absolute Owner-Occupier and I hereby certify that, I

(P.T.O.)

First Floor, "E" Block, Satyam Corporate Square,
B/H. Rajpath Club, Opp. Astral House,
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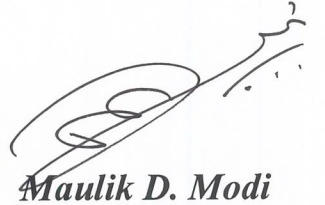


: 2 :

have not received any objection till date from anybody against the public notice published by me in the daily newspaper "Gujarat Samachar", dtd.06.08.2022 in the name of Previous Owner, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1991 to 2021 (2022 – running). I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have found entry related to Registered Mortgage Deed executed by **M/s. Shilp Infraprojects LLP**, a Limited Liability Partnership Firm in favour of Kotak Mahindra Investments Limited vide Sr. No.23916, dtd.07.11.2022 as the said Owner-Developer has obtained Project Loan for an amount of Rs.125,00,00,000/- (Rupees One Hundred and Twenty Five Crore Only) against the mortgage of the project land with Kotak Mahindra Investments Limited as referred above and except it, I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions except the aforesaid Loan of Kotak Mahindra Investments Limited, the said property is free from all kind of litigations, charges, encumbrances and dues.

DATED THIS 12th DAY OF NOVEMBER, 2022




Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.