

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com
(O) 29710100 - 29710200

REF. NO.

10282/2015

To,

"Shivam Prerna Infrabuild",

A Partnership Firm.

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. Shivam Prerna Infrabuild, a Partnership firm, having its office situated at F.P.No. 558, Besides IOC Petrol Pump, Nr AEC Cross Roads, 132 ft Road, Naranpura, Ahmedabad-380013 (hereinafter called the "Promoter") is owner and possessor of the Non Agricultural land for Residential and Commercial Use bearing (1) Survey no. 191/2 paiki admeasuring 632 sq. mtrs, (2) Survey no. 193 paiki admeasuring 1960 sq. mtrs, (3) Survey no. 194 admeasuring 2529 sq. mtrs, (4) Survey no. 203/1 admeasuring 2428 sq. mtrs, (5) Survey no. 203/2 admeasuring 1214 sq. mtrs, (6) Survey no. 203/3 admeasuring 809 sq. mtrs and (7) Survey no. 203/4 admeasuring 1113 sq. mtrs, totally admeasuring 10685 sq. mtrs, now given Final Plot no. 542+558+556+561 totally admeasuring 6313 sq. mtrs. in the Draft Town Planning Scheme no. 29 (Naranpura) situate, lying and being at Moje Memnagar, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential cum Commercial project namely "PRERNA RAJVI ALPINES" on the said Project land.

As per instructions, we have examined the titles of the abovereferred 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 25-01-2016.

In furtherance of said Title Certificate Cum Report dated 25-01-2016 and subject to what is stated therein, and based on the search of revenue and Registration record carried out by our search clerk as on 22-07-2019 and based on information provided to us, we hereby issue this Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except;

- 1) Result of Special Civil Suit No. 385/2009 filed before the Principal Senior Civil Judge, Ahmedabad (Rural).
- 2) **Charge of Diwan Housing Finance Corporation Limited**
As per registered Mortgage Deed executed on 05-01-2018 registered vide serial No.169 on 05-01-2018 in the office of Sub-Registrar Ahmedabad -3 (Memnagar), said Promoter has mortgaged the said Project Land on which Project "Prerna Rajvi Alpines" is being constructed in favour of Diwan Housing Finance Corporation Ltd and has taken project loan of Rs.95.00 Crores.
- 3) Rights of various agreement holders/booking members of various units in the said scheme.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non Agricultural land for Residential and Commercial Use bearing (1) Survey no. 191/2 paiki admeasuring 632 sq. mtrs, (2) Survey no. 193 paiki admeasuring 1960 sq. mtrs, (3) Survey no. 194 admeasuring 2529 sq. mtrs, (4) Survey no. 203/1 admeasuring 2428 sq. mtrs, (5) Survey no. 203/2 admeasuring 1214 sq. mtrs, (6) Survey no. 203/3 admeasuring 809 sq. mtrs and



Jani & Co.

SOLICITORS & ADVOCATES

CORPORATE ATTORNEYS

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(7) Survey no. 203/4 admeasuring 1113 sq. mtrs, totally admeasuring 10685 sq. mtrs, now given Final Plot no. 542+558+556+561 totally admeasuring 6313 sq. mtrs. in the Draft Town Planning Scheme no. 29 (Naranpura) situate, lying and being at Moje Memnagar, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar).

PLACE : AHMEDABAD

DATE : 25TH JULY, 2019

For Jani & Co,

Hursh P. Jani

HURSH P. JANI

Solicitor & Advocate

