

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

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

To,

Kamleshkumar Keshavlal Gondalia

And another

AHMEDABAD.

**ENCUMBRANCE CERTIFICATE**

We certify that we have examined titles of [1] Non-Agricultural land admeasuring 1013.51 sq. mts. of Plot/Bungalow No.3 of City Survey No.750 to 757 [Final Plot No.21 of Town Planning Scheme No.4] and [2] Non-Agricultural land admeasuring 845.29 sq. mts. of Plot/Bungalow No.4 which is given land admeasuring 87.75 sq. mts. of City Survey No.2181, land admeasuring 88.125 sq. mts. of City Survey No.2182 and land admeasuring 670 sq. mts. of City Survey No.2183 totally admeasuring 845.875 sq. mts. [Final Plot No.21 paiki 1 of Town Planning Scheme No.4] total land admeasuring 1859.385 sq. mts. of Plot/Bungalow No.3 and Plot/Bungalow No.4 together in Pushpakunj Co.Operative Housing Society Limited which is known as "Pushpakunj Society" situate, lying and being at Mouje : Rajpur-Hirpur, Taluka: Maninagar in the Registration District of Ahmedabad and Sub District Ahmedabad-7 [Odhav] [hereinafter referred to as "said land"] on which scheme known as "Takshashila Crest" is being constructed belonging to Kamleshkumar Keshavlal Gondalia as Member of Society for Plot/Bungalow No.3 and M/s.Takshashila Crest, a Proprietary Firm through its Proprietor Kamleshbhai Keshavbhai Gondaliya as Development Right holder of Plot/Bungalow No.4.



M- 9925099682

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Kamleshkumar Keshavlal Gondalia as Self and as Proprietor of M/s.Takshashila Crest, a Proprietary Firm has filed declaration before us which is notarized before Notary L.B.Varadiya under serial No.T-4/2020 dated 8.1.2020 stating that the said land has not been given in security nor created any charge or security except the loan of Rs.10,00,00,000/- [Rupees Ten Crores only] obtained from State Bank of India on Plot/Bungalow No.3, thus there is a charge of State Bank of India on land of Plot/Bungalow No.3 and except that the titles of the said land are clear and marketable, and on that basis and as per the available record we hereby opine that the said land is with encumbrance of State Bank of India on Sub Plot/Bungalow No.3 and subject to [1] Fulfillment of terms and conditions of N.A. Order and Entry of revised N.A. order dtd.4.6.19 being made in City Survey Nos.2181, 2182 and 2183. [2] Development Rights of M/s.Takshashila Crest, a Proprietary Firm through its Proprietor Kamleshbhai Keshavbhai Gondaliya for Plot/Bungalow No.4. [3] Fulfilment of Rules and Regulations of Pushpakunj Co.Operative Housing Society Limited for construction of Scheme "Takshashila Crest" on the said Plots. [4] Reconveyance Deed being executed by State Bank of India for Memorandum Relating to Deposit of Title Deeds registered in the office of Sub Registrar under serial No.9121 dated 23.8.18. [5] Agreement/Booking/Allotment rights of



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Prospective Acquirers of scheme "Takshashila Crest".

DATED THIS 8TH DAY OF JANUARY 2020

Place : Ahmedabad.



Dipesh G. Patel

[Signature]
Advocate