

NILESH N. PATEL (Advocate)

01, Shivalik Complex, Near – Dena Bank, Bopal-Ghuma Main Road, Bopal, Ahmedabad.
– 380058. M – 98988617498

Ref. no. -

Date – 31/10/2018

To,

Vaghela Jayendrasingh Ghelubha

Vaghela Manubhai Vajubhai

Sai Green Build-con a partnership firm.

Ghuma, Ahmedabad - 380058.

Encumbrance Certificate

THIS IS TO CERTIFY THAT Vaghela Jayendrasingh Ghelubha Vaghela Manubhai Vajubhai is owner and possessor of the Non Agricultural Land bearing Final Plot no. – 25, admeasuring 4553 sq. mtrs. (Allotted in lieu of Block No. – 73, Old Revenue Survey no. – 58/2 & 59/2, admeasuring – 0-75-88 he. are. sq. mtrs.) Situated at Moje Village – Ghuma, Taluka – Daskroi, in the Registration District of Ahmedabad and Sub-District of – Ahmedabad – 09 (Bopal) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

The Owner of the land Mr. Vaghela Jayendrasinh Ghelubha, Vaghela Manubhai Vajubhai has appointed Partnership firm namely Sai Green Build-con as a Developer. The said Development Agreement was signed between Vaghela Jayendrasinh Ghelubha, Vaghela Manubhai Vajubhai, and



NILESH N. PATEL (Advocate)

01, Shivalik Complex, Near – Dena Bank, Bopal-Ghuma Main Road, Bopal, Ahmedabad.
– 380058. M – 98988617498

Devendrasinh Vinubhai Vaghela as Partner of Partnership firm namely Sai Green Build-con, by Development Agreement registered with this Sub-Registrar of Ahmedabad – 09 (Bopal) under Serial No. – 6302, on dated – 14/09/2016 and thereafter Sai Green Build-con a partnership firm has started construction Residential cum Commercial project namely "Sai Green Valley – II" on the said Project Land.

As per instructions, I have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record last 30 Years through our search clerk and believing the same to be true, correct and trustworthy, I have issued a Title Certificate Cum Report dated 15/06/2018 and thereafter I have caused to be taken further a new searches of available registration record from – 2015 to 2018 on the bases of Title clear certificate issued on dated – 15/06/2018 subject to what is stated therein and new searches form – 2011 to 2018 which is taken by my search Clark, I hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except.

That Promoter and others has obtained term loan of Rs. 3,00,00,000/-(Rupees Three crore Only) from – Karur Vysya Bank Limited and has mortgaged the said project Land and other properties vide registered Memorandum of Deposit of title deed for



[Handwritten signature]

NILESH N. PATEL (Advocate)

01, Shivalik Complex, Near – Dena Bank, Bopal-Ghuma Main Road, Bopal, Ahmedabad.
– 380058. M – 98988617498

Registration executed on 01/08/2018 registered vide serial no. 9104
on 01/08/2018 registered in office of Sub-registered at District of
Ahmedabad and Sub District of Ahmedabad – 09 (Bopal)

SCHEDULE

Description of the Project Land

Non Agricultural Land bearing Final Plot no. – 25, admeasuring 4553
sq. mtrs. (Allotted in lieu of Block No. – 73, Old Revenue Survey no. –
58/2 & 59/2, admeasuring – 0-75-88 he. are. sq. mtrs.) Situated at Moje
Village – Ghuma, Taluka – Daskroi, in the Registration District of
Ahmedabad and Sub-District of – Ahmedabad – 09 (Bopal)



A handwritten signature in black ink, appearing to be "Nilesh N. Patel", written over a horizontal dashed line.

Nilesh N. Patel
(Advocate)