

Ref. No. :

Date : 28 / 07 / 2022

To,
Sarvil Ajaybhai Shridhar
Ahmedabad.



ENCUMBRANCE CERTIFICATE



Re:- Multipurpose Use Non-Agricultural Land bearing Final Plot No. 183 admeasuring about 2772 sq. mtrs. (allotted in lieu of Portion admeasuring 5543 Sq. Mtrs. of Block No. 112 before KJP Durasti as per the opinion dtd.05.09.2019 issued by Nagar Rachana Adhikari, Nagar Niyojak – 1, Ahmedabad and after K.J.P. Durasti to the benefit of Block No. 112/A admeasuring about : 5543 Sq.Mtrs.) of Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj), situated, lying and being at Moje Hebatpur, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), alongwith the ongoing of scheme of Residential Apartments named as “ANANTARA ABODE” in/upon the aforesaid land belonging to **Sarvil Ajaybhai Shridhar** being the absolute Owner-Occupier and belonging to **M/s. A. Shridhar Infracon LLP** as the Developer of the proposed scheme.
(Hereinafter referred to as the said “Property”)

I hereby certify that, I have investigated the titles of Multipurpose Use Non-Agricultural Land bearing Final Plot No. 183 admeasuring about 2772 sq. mtrs. (allotted in lieu of Portion admeasuring 5543 Sq. Mtrs. of Block No. 112 before KJP Durasti as per the opinion dtd.05.09.2019 issued by Nagar Rachana Adhikari, Nagar Niyojak – 1, Ahmedabad and after K.J.P. Durasti to the benefit of Block No. 112/A admeasuring about : 5543 Sq.Mtrs.) of Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj), situated, lying and being at Moje Hebatpur, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the ongoing of scheme of Residential Apartments named as “ANANTARA ABODE” in/upon the aforesaid land belonging to **Sarvil Ajaybhai Shridhar** being the absolute Owner-Occupier and belonging to **M/s. A. Shridhar Infracon LLP** as the Developer of the proposed scheme. I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper “Gujarat Samachar”, dtd.10.06.2021 in the name of Land 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

(P.T.O.)

First Floor, "E" Block, Satyam Corporate Square,
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: 2 :

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 Indenture of Mortgage executed by **Sarvil Ajaybhai Shridhar** and **M/s. A. Shridhar Infracon LLP**, in favour of ICICI Bank Ltd. vide Sr. No. 8423, dtd.20.05.2022 as the aforesaid Owner & Developer has obtained Project Loan for an amount of Rs.25,00,00,000.00 (Rupees Twenty Five Crore Only) against the mortgage of the project land and other Land of their group concern firm namely : **M/s. A Shridhar Buildcon** bearing Final Plot No. 48 [allotted in lieu of Survey No. 272 admeasuring about : 6677 Sq. Mtrs.] admeasuring about : 4107 Sq. Mtrs. of Town Planning Scheme No. 37 (Thaltej), situated, lying and being at Moje Thaltej, Taluka : Ghatlodiya, District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal), with ICICI Bank Ltd. 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 Project Loan of ICICI Bank Ltd., the said property is free from all kind of litigations, charges, encumbrances and dues.

As **Sarvil Ajaybhai Shridhar** as the Land Owner and **M/s. A. Shridhar Infracon LLP**, a Limited Liability Partnership Firm as the Developer, have agreed to sale / sold certain Residential Apartments of the aforesaid project to several parties, they might have taken loans / financial facilities to purchaser their concerned Unit. Therefore this Certificate is issued subject to the said loans / financial facilities.

DATED THIS 28th DAY OF JULY, 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.

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