

A.G. Bapat & Co.

ADVOCATES

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Mr. ANAND G. BAPAT
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Ref: No. 2729/2023

To
M/s. Madhav Infravision,
A Partnership Firm.

ENCUMBRANCE CERTIFICATE

Re.: Old Tenure Non – Agricultural Land situate, lying and being at Mouje : Ambali, Taluka : Ghatlodia, Dist.: Ahmedabad bearing (I) Block No. 31 admeasuring 1619 sq.mts. (Old Revenue Survey No. 13/3, 13/4), (II) Block No. 32 admeasuring 1821 sq.mts. (Old Revenue Survey No. 18/4), (III) Block No. 33 admeasuring 1922 sq.mts. (Old Revenue Survey No. 18/1), (IV) Block No. 34 admeasuring 809 sq.mts. (Old Revenue Survey No. 18/2) and (V) Block No. 35 admeasuring 6576 sq.mts. (Old Revenue Survey No. 18/3, 18/5), total admeasuring 12747 sq.mts. which was comprised in Town Planning Scheme No. 52 and allotted Final Plot No. 26 admeasuring 7648 sq.mts. togetherwith 110 Residential Units to be constructed in a building known as “OEUVRE 3”, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 9 (Bopal), owned by M/s. Madhav Infravision, a Partnership Firm.

(Hereinafter referred to as the said “Property”)

I hereby certify that, I have investigated the title of the Old Tenure Non – Agricultural Land situate, lying and being at Mouje : Ambali, Taluka : Ghatlodia, Dist.: Ahmedabad bearing (I) Block No. 31 admeasuring 1619 sq.mts. (Old Revenue Survey



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I found that M/s. Madhav Infravision, a Partnership Firm has obtained Loan of Rs.30,00,00,000/- (Rupees Thirty Crores Only) from State Bank of India, Specialized Commercial Branch, Ahmedabad by creating Mortgage Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad - 9 (Bopal), under Serial No. 1740 dated 06-02-2023.

By pursing the title deeds relating thereto and taking necessary searches. I am of the opinion that the title of the owner in respect of the said land/property is clear, marketable and free from encumbrances charges (except charge of SBI as mentioned above) and/or claims.

Date : 17-04-2023.

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate

G/733/1995