

Date : 23 / 12 / 2023

Ref. No. :

To,
M/s. Shivansh Developers, a Partnership Firm
Ahmedabad.



ENCUMBRANCE CERTIFICATE

Re:- Property being Multipurpose use Non Agricultural land bearing Final Plot No. 186/2 admeasuring about : 2003 Sq. Mtrs. {As per Opinion of Town Planning Officer, Nagar Niyojak - 1, Town Planning Scheme Unit - 1 Ahmedabad dtd.04.06.2019} [allotted in lieu of Revenue Survey No.77/2 admeasuring about : He.Are.Sq.Mtrs.: 0-33-39, or thereabouts] of Town Planning Scheme No. 66, situated, lying and being at Mouje Chenpur, Taluka : Ghatlodia, District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) alongwith Projection of proposed project of Residential Apartments (Flats) & Commercial Shops namely "STHAPANA-84" belonging to M/s. Shivansh Developers, a Partnership Firm being the absolute Owner-Occupier.



(Hereinafter referred to as the said "Property")

I hereby certify that, I have investigated the titles of Property being Multipurpose use Non Agricultural land bearing Final Plot No. 186/2 admeasuring about : 2003 Sq. Mtrs. {As per Opinion of Town Planning Officer, Nagar Niyojak - 1, Town Planning Scheme Unit - 1 Ahmedabad dtd.04.06.2019} [allotted in lieu of Revenue Survey No.77/2 admeasuring about : He.Are.Sq.Mtrs.: 0-33-39, or thereabouts] of Town Planning Scheme No. 66, situated, lying and being at Mouje Chenpur, Taluka : Ghatlodia, District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) alongwith Projection of proposed project of Residential Apartments (Flats) & Commercial Shops namely "STHAPANA-84", belonging to M/s. Shivansh Developers, a Partnership Firm, being the absolute Owner-Occupier. 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.03.02.2022 in the name of Previous 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 30 year. I have searched the Records of Concerned Sub-Registrar offices for the said period. And as per the information Provided by the property holder, Registered Mortgage Deed has been executed by M/s. Shivansh Developers, a Partnership Firm in favour of SMFG India Home Finance Co. Ltd. vide Sr. No. 29765, dtd.29.11.2023 as the said Owner-Developer has obtained Project Loan for an amount of Rs.8,00,00,000/- (Rupees Eight Crore Only) against the mortgage of the project land with SMFG India Home Finance Co. 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.



609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928
modilawfirm@gmail.com

Ref. No. :

Date : 23 / 12 / 2023



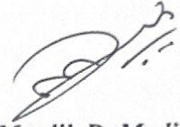
: 2 :

Therefore, the said property is free from all kind of litigations, charges, encumbrances and dues except the aforesaid Loan of M/s. Shivansh Developers, a Partnership Firm.

As M/s. Shivansh Developers, a Partnership Firm have agreed to sale / sold certain Commercial Units 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 23rd DAY OF DECEMBER, 2023




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.