

To,
M/s. Shree Infra, a Partnership Firm
Ahmedabad.



ENCUMBRANCE CERTIFICATE

Re:- Property being Non Agriculture land bearing Final Plot No. 68 [as per Opinion of Town Planning officer, Town Planning Scheme Unit - 2, Ahmedabad dtd.31.01.2022] admeasuring about : 5281 sq. mtrs. (allotted in lieu of Block No. 592 admeasuring about : He.Are.Sq.Mtrs. : 0-88-02) of Town Planning Scheme No. 3 (Ghuma), situated, lying and being at Moje Ghuma Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9' (Bopal) alongwith Projection of proposed project of Residential Apartments & Commercial Shops namely "MOUNT MILANO" belonging to M/s. Shree Infra, 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 Non Agriculture land bearing Final Plot No. 68 [as per Opinion of Town Planning officer, Town Planning Scheme Unit - 2, Ahmedabad dtd.31.01.2022] admeasuring about : 5281 sq. mtrs. (allotted in lieu of Block No. 592 admeasuring about : He.Are.Sq.Mtrs. : 0-88-02) of Town Planning Scheme No. 3 (Ghuma), situated, lying and being at Moje Ghuma Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith Projection of proposed project of Residential Apartments & Commercial Shops namely "MOUNT MILANO", belonging to M/s. Shree Infra, 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.01.09.2022 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 more than 30 years from 1991 to 2022 (2023 – running). 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 (Indenture of Mortgage) has been executed by M/s. Shree Infra, a Partnership Firm in favour of Bajaj Housing Finance Ltd. vide Sr. No. 8127, dtd.18.05.2023 as the said Owner-Developer has obtained Project Loan for an amount of Rs. 30,00,00,000/- (Rupees Thirty Crore Only) against the mortgage of the project land with Bajaj Housing Finance Ltd. as referred above and except it,



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+91-79-40071928
modilawfirm@gmail.com

Ref. No. :

Date : 20 / 07 / 2023



: 2 :

I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. Therefore, the said property is free from all kind of litigations, charges, encumbrances and dues except the aforesaid Loan of M/s. Shree Infra, a Partnership Firm.

As M/s. Shree Infra, a Partnership Firm have agreed to sale / sold certain Commercial cum Residential 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 20th DAY OF JULY, 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.