

G. A. Memon - Associates

Advocates

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Ref : TCC/PVT/094/2019

Date : 13-09-2019

Old Ref : 008/13-02-2019

To,
M/s. Swatisandhya Procon LLP
Ahmedabad

Dear Sir,

Re : Encumbrance Certificate to the Non-Agricultural Freehold land bearing

Sr. No.	Block No.	Admeasuring Sq.Mtrs.	in
1	503/A	1315	
2	505/A	1568	
3	510	2529	
4	515/A	2156	
5	529	2832	
6	530	10118	
	Total	20518	

being Final Plot No.92/2 adm.12311 Sq.Mtrs. of TP scheme No.53/A of Mouje **SHILAJ** Taluka Ghatlodia in the District of Ahmedabad and Registration Sub District of Ahmedabad - 9 (Bopal) belonging to Swatisandhya Procon LLP through its partners Ashok Agrawal, Mahesh Agrawal, Saket Agrawal & Sandhya Agrawal. And floated a scheme known as "**SWATI CRIMSON AND CLOVER**".

Earlier issued a title clearance certificate with report dated 12-01-2018 to PNB Housing Finance Ltd. And Now on the request of M/s.Swatisandhya Procon LLP, we have obtain an encumbrance certificate from 2017 to 2019, and we have found that, Swatisandhya Procon LLP mortgaged the said land to The Sandesh Limited by a registered mortgage deed No.8060 dated 18-10-2017. The said mortgage was released by a registered mortgage release deed No.3223 dated 26-03-2018.

That, Swatisandhya Procon LLP mortgaged the said land to PNB Housing Finance Ltd. by a registered mortgage deed No.3229 dated 26-03-2018 for a loan amount of INR 100 CR (One Hundred Crore only)

From the search of available records of The Sub Registrar, [Index II] Concerned we have not found any other charge or encumbrance to have been created on the said property.

In view of what is stated hereinabove, I hereby certify that titles to the property in question which is more particularly described in the schedule hereinabove written are clear and marketable and free from all encumbrances.

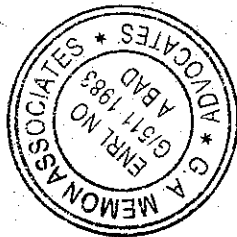
Subject To : Area of land sold by said Land owners to the members in the said scheme on above referred land bearing lessened/deducted and mortgage, charge loan if any created by said members.

Subject To : Existing charge of PNB Housing Finance Ltd.

We hope you will find everything in order.

Encl:- Search receipt No.3843/1924 dated 12-02-2019. Additional Receipt No.24784/12439 dt.11-09-2019

Thanking you,



Yours faithfully,
G.A.MEMON ADVOCATE