

ENCUMBRANCE CERTIFICATE

Ref: TCC/PVT/006/2023
Date : 07-02-2023
Old Ref : 022/28-02-2020 &
087/28-07-2021

To,
M/s. Swati Sandhya Procon LLP
Ahmedabad

Dear Sir,

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

Survey No.	Admeasuring in Sq. Mtrs.
344	10218 paiki 1189.14
345/1	10623 paiki 7157.69
346/1	10927 paiki 2416.31
346/2	10421 paiki 9868.86
TOTAL	42189 Sq.Mtrs. paiki adm.20632 Sq.Mtrs.

of Mouje **SARKHEJ**, Taluka Vejalpur in the District Ahmedabad & Registration Sub District of Ahmedabad-4 [Paldi] belonging to Applewoods Estate Private Limited & developed by M/s. Swati Sandhya Procon LLP and **they have started a project in style and name of Swati Parkside.**

That, we have studied a Title Clearance Certificate with report dated 29-01-2011 issued by Shantilal & Co., Solicitors and Advocates and request of M/s. Swati Sandhya Procon LLP. And we have also issued an encumbrance certificate dated 28-02-2020 & 28-07-2021. We have obtain an encumbrance certificate for a period from 2020 to February -2023.

1...That, Applewoods Estate Private Limited have entered in to development agreement with Swati Sandhya Procon LLP in respect of said land, which was registered with The Sub Registrar, Ahmedabad under serial No.1588 dated 07-02-2020.

2...That, Swati Sandhya Procon LLP (mortgagor No.1) & Applewoods Estate Private Limited (Mortgagor No.2) mortgaged the said land i.e. Survey No.344 paiki adm.1189.14 Sq.Mtrs. Survey No.345/1 paiki adm.7157.69 Sq.Mtrs., Survey No.346/1 paiki 2416.31 Sq.Mtrs. & Survey No.346/2 paiki adm.9868.86 Sq.Mtrs. Total adm.20632 Sq.Mtrs. to The Sandesh Limited by a Registered Mortgage deed No.1589 dated 07-02-2020. For loan amount of Rs.124,30,00,000/- (Rupees One Hundred Twenty Four Crore Thirty Lakh only).

3...That, Applewoods Estate Private Limited executed a power of attorney in favour of Bharat Dahyabhai Vyas which was Registered with The Sub-Registrar under serial No.5137 dt.15-07-2020.

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. We have relied on computer report provided by The Sub Registrar, Concerned assuming to be correct, we shall not be responsible for any error committed by the said office in the said search report-receipt.



OFFICE : 303, 3RD FLOOR, NARAYANKRUPA SQUARE, B/H. NATRAJ CINEMA, ASHRAM ROAD, AHMEDABAD-380009.
ENRL No. : G/511/1983 E-mail : gamemon54@yahoo.in • M. : 98240 66243, Tele : 079-26580599, 26580698

In view of what is stated hereinabove, I hereby certify that the 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 : 1...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.

2...Existing charge of The Sandesh Limited.

We hope you will find everything in order.

Encl :- Search Receipt No.3526/1713, 3522/1710, 3524/1711, 3525/1712 dated 03-02-2023.

Thanking you



**Yours faithfully,
G.A MEMON ADVOCATE**

A handwritten signature in blue ink, appearing to read "G.A. Memon", with a long horizontal line extending to the right.