

Ref. No. :

Date : 23 / 04 / 2022

To,  
M/s. S. S. Reality, a Partnership Firm  
Ahmedabad.



### ENCUMBRANCE CERTIFICATE

Re:- Non Agricultural use land bearing Final Plot No. 50 admeasuring about : 8886 Sq. Mtrs.[allotted in lieu of Block No. 812 (Khata No. 1508) admeasuring about : 12694 Sq. Mtrs., or thereabouts] of Town Planning Scheme No. 216 (Shilaj), situated, lying and being at Mouje Village Sim of Shilaj, Taluka : Ghatlodia, District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) alongwith the scheme of Residential cum Commercial Units named as “KAVERI SOHAM VIVANTA” in/upon the aforesaid land belonging to M/s. S. S. Reality, 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 Non Agricultural use land bearing Final Plot No. 50 admeasuring about : 8886 Sq. Mtrs.[allotted in lieu of Block No. 812 (Khata No. 1508) admeasuring about : 12694 Sq. Mtrs., or thereabouts] of Town Planning Scheme No. 216 (Shilaj), situated, lying and being at Mouje Village Sim of Shilaj, Taluka : Ghatlodia, District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) alongwith the scheme of Residential cum Commercial Units named as “KAVERI SOHAM VIVANTA” in/upon the aforesaid land belonging to M/s. S. S. Reality, 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.09.01.2020 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 years from 1991 to 2021 (2022 – running). I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have found entry related to Registered Mortgage Deed executed by M/s. S. S. Reality in favour of State Bank of India vide Sr. No.14726, dtd.27.10.2021 as the said Owner-Developer has obtained Project Loan for an amount of Rs.59,16,00,000/- (Rupees Fifty Nine Crore Sixteen Lacs only) against the mortgage of the project land with State Bank of India as referred above and except it I have not found any charges

**Present Office Address :**

1<sup>st</sup> Floor, "E" Block,  
**SATYAM CORPORATE SQUARE,**  
B/H. Rajpath Club, Opp: Astral House,  
Off Sindhubhavan Road,  
(On the approach road through "Stellar")  
Ahmedabad-380059.  
Contact No : (079-40072828-1928)

9B-10, 4th Floor, "100 Drive In Road",  
Beside Rajvi Tower, Nr. Gurukul Temple,  
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: 2 :

/ lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions while taking the searches.

As **M/s. S. S. Reality** 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 23<sup>rd</sup> DAY OF APRIL, 2022



  
**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.

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