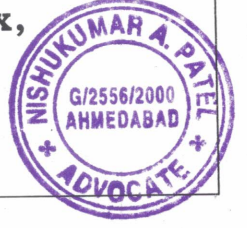


NISHUKUMAR. A. PATEL

(Advocate)

**Office:- FF/5, Madhav Plaza Complex,
Motera Stadium Road, Motera,
Sabaramati, Ahmedabad.
Mo- 99 981 17 085**



ENCUMBRANCE CERTIFICATE

This is to certify that I the undersigned has investigated the title of the immovable property being a scheme known as "Saral Sky Suits", consisting 46 residential Flats and 15 Shops, aggregate 61 units which is more particularly described herein under in "Schedule of the property" which is owned by "KHUSHI REALITY", a Partnership Firm (hereinafter referred as owner) by pursing the title deeds relating thereto and taking necessary searches, I found that said owner has availed project loan of Rs.10,00,00,000/- (Ten Crore only) from Bajaj Housing Finance Limited and created charge of mortgage in favour of Bajaj Housing Finance Limited by registered Mortgage deed bearing No. 21150 dated 05/12/2019 and by registered Rectification Deed bearing No. 22131 dated 20/12/2019. I am of the opinion that the titles of the owner in respect of the said property are clear and free from encumbrances, charges and or claims subject to existing charge of mortgage in favour of Bajaj Housing Finance Limited.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Non Agricultural land bearing Survey No. 667 admeasuring 92078 Sq. Mtrs. A/c No. 165, paiki admeasuring about 4603.50 Sq.mtrs land which is comprised in Town Planning Scheme No. 22 (Chandkheda) by allotting Final Plot No. 171/1 admeasuring 3225 Sq. mtrs land thereabouts situate, lying & being at Mouje Chandkheda, Taluka Sabarmati, District Ahmedabad within the Registration sub District Ahmedabad City Division - 2 (Vadaj) upon that land by "KHUSHI REALITY", a Partnership firm will be constructed various commercial and Residential purpose under name and style as "SARAL SKY SUITES".

Date :- 04/09/2020.

Place :- Ahmedabad.

F. Nishu

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Nishukumar A. Patel
Advocate.



NISHUKUMAR A. PATEL
ADVOCATE GUJ. HIGH COURT
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