

# DIRESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : C-301, Divine Life, Ramdevnagar, Ahmedabad-380015.

To,

Rajyash Procon LLP,

A Limited Liability Partnership Firm

AHMEDABAD.



## ENCUMBRANCE CERTIFICATE

We certify that we have examined titles of Non-Agricultural land of **PHASE-4 admeasuring 22198 sq. mts.** out of total land admeasuring 57596 sq. mts. of Final Plot No.58+60/1 paiki of Draft Town Planning Scheme No.3 [Bopal] { [1] land admeasuring 2370 sq. mts. of Final Plot No.58+60/1 paiki allotted in lieu of land admeasuring 2964 sq. mts. out of total land admeasuring 7689 sq. mts. of Block No.357 paiki [2] land admeasuring 1840 sq. mts. of Final Plot No.58+60/1 paiki allotted in lieu of land admeasuring 2300 sq. mts. out of total land admeasuring 5969 sq. mts. of Block No.359 paiki [3] land admeasuring 4524 sq. mts. of Final Plot No.58+60/1 paiki allotted in lieu of land admeasuring 5655 sq. mts. out of total land admeasuring 14670 sq. mts. of Block No.360 paiki [4] land admeasuring 3301 sq. mts. of Final Plot No.58+60/1 paiki allotted in lieu of land admeasuring 4126 sq. mts. out of total land admeasuring 10706 sq. mts. of Block No.361A paiki [5] land admeasuring 4205 sq. mts. of Final Plot No.58+60/1 paiki allotted



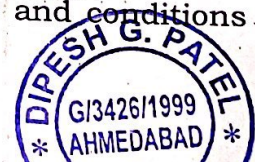
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in lieu of land admeasuring 5256 sq. mts. out of total land admeasuring 13637 sq. mts. of Block No.362A paiki and [6] land admeasuring 5958 sq. mts. of Final Plot No.58+60/1 paiki allotted in lieu of land admeasuring 7448 sq. mts. out of total land admeasuring 19324 sq. mts. of Block No.336 paiki [inclusive of proportionate road land] situate, lying and being at Mouje Bopal, Taluka Dascroi in the Registration District of Ahmedabad and Sub District Ahmedabad-9 [Bopal] [hereinafter referred to as "said land"] belonging to M/s. Raj Yash Procon LLP, a Limited Liability Partnership Firm on which scheme known as "Rajyash Regius" is being constructed.

M/s. Raj Yash Procon LLP, a Limited Liability Partnership Firm through its Administrative Partner Mr. Jayesh V. Chaudhry has filed declaration before us which is notarized before Notary Ramila M. Thakor under serial No.170 dated 15.12.2021 stating that Rupee facility of Rs.125,00,00,000/- [Rupees One Hundred Twenty Five Crores only] obtained from Bajaj Housing Finance Limited by executing Mortgage Deed on the property mentioned in Schedule 1 of Mortgage Deed which is registered in the office of Sub Registrar of Ahmedabad-9 [Bopal] under serial No.13943 dated 18.10.2021 and except that the titles of the said land are clear and marketable, and on that basis we hereby opine that the said land is with encumbrance subject to [1] Fulfillment of terms and conditions of





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N.A. Order [2] Mortgage Deed for Rupee facility of Rs.125,00,00,000/- [Rupees One Hundred Twenty Five Crores only] obtained from Bajaj Housing Finance Limited registered in the office of Sub Registrar of Ahmedabad-9 [Bopal] under serial No.13943 dated 18.10.2021 on the property mentioned in Schedule-1 of Mortgage Deed.

This Certificate is issued for submission before Gujarat Real Estate Regulatory Authority, Gandhinagar.

DATED THIS 16<sup>TH</sup> DAY OF DECEMBER 2021

Place : Ahmedabad.



*Dipesh G. Patel*  
*[Signature]*  
Advocate