

SHAILESH K. PATEL

GUJARAT HIGH COURT
ADVOCATE

Res.80/957, Shrinath Apartment, B/h. Vyaswadi, Nava Vadaj, Ahmedabad-380013

Mob. 98799 72265

To

M/s. Krushnam Infra

Registered Office : B-812,

Empire Business Hub,

Science City Road, Sola,

Ahmedabad-380060

ENCUMBRANCE CERTIFICATE

Ref. : Non Agriculture multi purpose use land bearing Block/
Survey No.678/3 admeasuring 2428 sq.mtrs which is now given final
Plot No.8 admeasuring 1457 sq.mtrs. situate lying and being at Moje
Sola, Ta. Ghatolodiya in Registration District of Ahmedabad and sub-
District Ahmedabad belonging to M/s. Krushnam Infra, A Partnership
Firm and on behalf of its partners (1) Pankajkumar Natvarbhai Patel,
Age 43, Occupation Business, Religion by Hindu, Residing at 4 Vrundavan
Society, Rajmahel Road at Pa.Ta. of Dist. Patan (2) Chiragkumar
Mahendrabhai Patel, Age 43, Occupation : Business, Religion by Hindu,
Residing at-1, Ganga Park, B/h, G.L. Patel High School, at Po. Ta. Unja
Dist. Mahesana (3) Sudhirkumar Bhikhabhai Patel, Aged 47, Occupation
: Business, Religion by Hindu, Residing at-16, Gayatri Society at Po.
Ladol, Ta. Vijapur, Dist. Mehsana. More particularly describe in the
schedule hereunder written hereinafter called the project land.

As per instruction provided to me and all copy of papers/
documents submitted to me by persuing all such papers/documents for
investigation and based on information provided to us, we hereby to
issue this Encumbrance Certificate and opine that the said project land
is free from any encumbrance/litigations except

Charge of Sarvoday Commercial Co-Op. Bank Limited Mahesana
Registration under Co-Op. Society Act-1966, Registration No.SG-1579
dated 10-4-1974 its registered office Sarvoday Bank Road, Bhamoriya
Nala, Mahesana.



As per registered mortgage deed executed on 9/9/2021 registered vide Serial No.17705 on 9/9/2021 in the office of the Sub Registrar Ahmedabad-8(Sola) said promoters has mortgage the said project land on which project Krushnam Infra is being constructed in favour of Sarvoday Commercial Co-Op. Bank Ltd and has taken project loan of Rs.8,00,00,000/-.

Right of various agreement holders/booking members of various unit in the said scheme.

SCHEDULE

"Description of the land"

All that undivided piece & parcel of freehold the Non Agriculture multi purpose use land bearing Block/Survey No.678/3 admeasuring 2428 sq.mtrs which is now given final Plot No.8 admeasuring 1457 sq.mtrs. situate lying and being at Moje Sola, Ta. Ghatolodiya in Registration District of Ahmedabad and sub-District Ahmedabad-8 (Sola) belonging to M/s. Krushnam Infra., A Partnership Firm and on behalf of its partners (1) Pankajkumar Natvarbhai Patel (2) Chiragkumar Mahendrabhai Patel and (3) Sudhirkumar Bhikhabhai Patel more particularly described in the schedule hereunder written hereafter called the "Project Land" on scheme name Beryl Crystal.



Date : 23 /10/2021
Place : Ahmedabad

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Shailesh K. Patel
Gujarat Highcourt Advocate
AM/CRI/WEF No. 8565 En No. G/1014/1992
C-80/957, Shrinath Apartment,
B/h. Vyasvadi, Navavadaj,
Ahmedabad-13. (M) 9879972265

SHAILESH K. PATEL

GUJARAT HIGH COURT
ADVOCATE

Res.80/957, Shrinath Apartment, B/h. Vyaswadi, Nava Vadaj, Ahmedabad-380013

Mob. 98799 72265

To

M/s. Krishnam Infra

Registered Office : B-812,

Empire Business Hub,

Science City Road, Sola,

Ahmedabad-380060

NON ENCUMBRANCE CERTIFICATE

This is to certify that M/s. KRISHNAM INFRA, a partnership firm having its registered office at Registered Office : B-812, Empire Business Hub, Science City Road, Sola, Ahmedabad-380060 (hereinafter called the "promoter") is owner and possessor of the Non Agriculture multi purpose use land bearing Block/Survey No.678/3 paiki admeasuring 2428 sq.mtrs of Khata No.2706 which is now given Final Plot No.48 Paiki admeasuring 1457 sq.mtrs forming part of Draft Town Planning Scheme No.41 situate lying and being at Moje-Sola Taluka Ghatlodiya in the registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) belonging to M/s. Krishnam Infra., A Partnership Firm and on behalf of its partners (1) Pankajkumar Natvarbhai Patel (2) Chiragkumar Mahendrabhai Patel and (3) Sudhirkumar Bhikhabhai Patel more particularly described in the schedule hereunder written hereafter called the "Project Land" on scheme name Beryl Crystal.

As per instruction we have examined the title of the abovereferred land and have caused to be taken search of available revenue and registration record for last 10 years through our search S.K. PATEL, Advocate and bearing the same to be true and correct and trustworthy we have issued a Title Certificate cum report dated 13/04/2021.

In furtherance of said title certificate cum report dated 13/04/2021 and subject to what is stated therein we hereby issue this Non Encubrance Certificate and opinion that the said land (with said project



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land) is free from any encumbrance litigation.

SCHEDULE

"Description of the land"

All that undivided piece & parcel of freehold the Non Agriculture multi purpose use land bearing Block/Survey No.678/3 paiki admeasuring 2428 sq.mtrs of Khata No.2706 which is now given Final Plot No.48 Paiki admeasuring 1457 sq.mtrs forming part of Draft Town Planning Scheme No.41 situate lying and being at Moje-Sola Taluka Ghatlodiya in the registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) belonging to M/s. Krishnam Infra., A Partnership Firm and on behalf of its partners (1) Pankajkumar Natvarbhai Patel (2) Chiragkumar Mahendrabhai Patel and (3) Sudhirkumar Bhikhabhai Patel more particularly described in the schedule hereunder written hereafter called the "Project Land" on scheme name Beryl Crystal.



Date : 13/04/2021

Place : Ahmedabad


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Shailesh K. Patel
Gujarat Highcourt Advocate
AM/CRI/WEF No. 8565 En No. G/1014/1992
C-80/957, Shrinath Apartment,
B/h. Vyasvadi, Navavada,
Ahmedabad-13. (M) 9879972265