



BHARATBHAI K. SUTHAR

(Advocate)

Address : F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

ENCUMBRANCE CERTIFICATE

To,

Vertical Properties, a partnership firm

G.F.-6, Maurya Times Square, Opp. R.K. Royal,
Science City Road, Sola, Ahmedabad.

Sub : Encumbrance Certificate.

This is to certify that, **Vertical Properties, a partnership firm**, having It's Registered Office at : G.F.-6, Maurya Times Square, Opp. R.K. Royal, Science City Road, Sola, Ahmedabad, the Owner, Possessor and developer of the below said land which is hereinafter called as "Said land".

ALL THAT piece or parcel of non- agricultural for Multipurpose use land bearing Final Plot No. 65 admeasuring 4309 sq.mts. (As per Form No. F admeasuring 4310 sq.mts.) of Draft Town Planning Scheme No. 36 (Chharodi-Tragad) allotted in lieu of Revenue Block No. 183 / A admeasuring 7183 sq. mts., situate, lying and being at Mouje - CHHARODI, Taluka - Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) in the registration District of Ahmedabad in the State of Gujarat.

Further said that the **Vertical Properties, a partnership firm** has commenced construction Residential & Commercial units in name of " **VERTICAL SPACE** " hereinafter called as said project.



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.. 2 ..

Further the said firm has taken loan / Limit of Rs.9,90,00,000/-
(Rupees Nine Crore Ninty Lakh Only) from State Bank of India and the
Mortgage was executed in favour of the said bank, which was duly
registered with the Sub - Registrar, Ahmedabad -8 (Sola) on 29-03-2023
under Serial No. 8003.

We have examined there is a charge of State Bank of India on the
said land / property and besides the said charge there is no
encumbrance on the above said land.

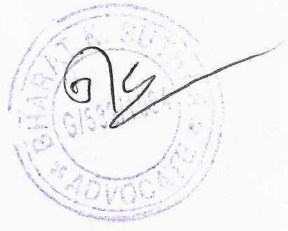
Place : Ahmedabad.

Date : 06/04/2023

Bharatbhai K. Suthar, Advocate
Enrolment No. G / 582 / 1994.

Note :- This Certificate is issued on the basis of Search Report obtained from Sub - Registrar
Office and This Certificate does not contains units sold or agreed to sell by above said firm and
bankers of the such allottee members.

BHARAT K. SUTHAR
B.Com, LL.B., (Advocate)
F/401, Shreenath Avenue,
Opp. Vandemantram Township,
Nr. Vishwas City, New S.G. Road,
Chandlodaya Road, Gota, A'bad



BHARATBHAI K. SUTHAR

(Advocate)

Address : F - 401, Shrinath Avenue, Gota,
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ENCUMBRANCE CERTIFICATE

To,

Wertical Properties, a partnership firm

G.F.-6, Maurya Times Square, Opp. R.K. Royal,
Science City Road, Sola, Ahmedabad.

Sub : Encumbrance Certificate.

This is to certify that, **Wertical Properties, a partnership firm**, having It's Registered Office at : G.F.-6, Maurya Times Square, Opp. R.K. Royal, Science City Road, Sola, Ahmedabad, the Owner, Possessor and developer of the below said land which is hereinafter called as "Said land".

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Further said that the **Wertical Properties, a partnership firm** has commenced construction Residential & Commercial units in name of " **VERTICAL SPACE** " hereinafter called as said project.



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F/401, Shreenath Avenue,
Opp. Vandemantram Township,
Nr. Vishwas City, New S.G. Road,
Chandlodoya Road, Gota, A'bad

Phone No :
Sold To/Issued To :
For Whom/ID Proof :

भारत INDIA
INDIA NON JUDICIAL
The Kalupur Comm.
Co. Op. Bank Ltd.
Nava Wadaj Branch
Ahmedabad
380013
GUJARAT
सत्यमेव जयते
भारतीय गैर न्यायिक



APR-07-2023 15:06:54

₹ 0000300/-
ZERO ZERO ZERO ZERO THREE ZERO ZERO

Special Adhesive
38157991680880014985-00004400
3815799 GUJ/SQS/AV/545/2022

SERIAL NO.: 101
BOOK NO.: D
PAGE NO.: 37

FORM 'B'

(See rule 3 (4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

B. R. JOSHI

NOTARY

06 APR 2023

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Bhaveshkumar Baldevbhai Patel** promoter of **WERTICAL PROPERTIES (WERTICAL SPACE)**, vide its/his/her/their authorization dated **19/03/2021**.

I, **Mr. Bhaveshkumar Baldevbhai Patel** promoter/duly authorized by the promoter of **WERTICAL PROPERTIES (WERTICAL SPACE)**, do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of **WERTICAL PROPERTIES (WERTICAL SPACE)**, is proposed;

OR

WERTICAL PROPERTIES have/has a legal title to the land on which the development of **WERTICAL SPACE** is to be carried out;

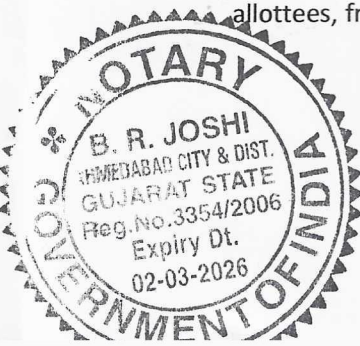
AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. Details of encumbrances as Name Of Mortgagor: **STATE BANK OF INDIA (SME LAW GARDEN)**, REGISTRATION MORTGAGE NO: 8003 dated 29/03/2023, loan amount: 9,90,00,000?-, Revenue Survey No: 183/A village: chharodi, Taluka- Ghatlodia, Dist: Ahmedabad, Fi.p No-65 admeasuring 4309 sq mtr (total Units141: Flats -125, Shops:16) including details of any rights, title, interest or name of any partyin or over such land, along with details.

3. the time period within which the project shall be completed by me/us is December 31, 2026.

4. seventy per cent of the amounts realised by me/us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a



scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. I/we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

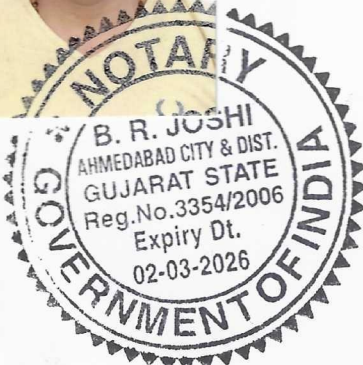
Chand B. Patel

Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me ahmedabad on this _____ day of _____



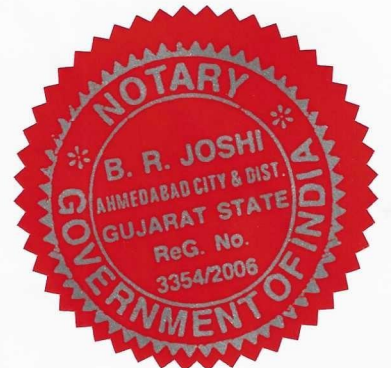
Chand B. Patel

Deponent

**SOLEMNLY AFFIRMED
BEFORE ME**

B. R. Joshi
**B. R. JOSHI
NOTARY
GOVT. OF INDIA**

06 APR 2023



ભારત સરકાર
Government of India

ભાવેશકુમાર બલદેવભાઈ પટેલ
Bhaveshkumar Baldevbhai Patel
જન્મ તારીખ/DOB: 18/04/1979
પુરુષ/ MALE

7841 9601 8846

મારી આધાર, મારી ઓળખ



Bhaveshkumar B. Patel

Bhaveshkumar B. Patel

ભારતીય વિશિષ્ટ ઓળખાણ અધિકારણ
Unique Identification Authority of India

સરનામું :
22, તક્ષશિલા બંગ્લોઝ, હેતાર્થ પાર્ટી પ્લોટ પાસે,
સાયન્સ સિટી રોડ, સોલા, સોલા, અમદાવાદ,
ગુજરાત - 380060

Address:
22, Takshashila Bunglows, Near
Hetarth Party Plot, Science City Road,
Sola, Sola, Ahmedabad,
Gujarat - 380060

7841 9601 8846

1847 help@uidai.gov.in www.uidai.gov.in