

Ref. No.7965

ENCUMBRANCE CERTIFICATE

This is to certify that, the **Final Plot No.71**, containing by admeasurements 5828 Sq. Mtrs. (allotted in lieu of Block No.343, containing by admeasurements 9713 Sq. Mtrs.) of T.P. Scheme No.52 (Ambali), situate, lying and being at Mouje Ambali, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-9 (Bopal) is owned and possessed by a partnership firm "**Satyamev Luxor**".

We further state that, a residential project known as "**Satyamev Luxor**" is being developed on the Non-agricultural land bearing **Final Plot No.71**, containing by admeasurements 5828 Sq. Mtrs. (allotted in lieu of Block No.343, containing by admeasurements 9713 Sq. Mtrs.) of T.P. Scheme No.52 (Ambali), situate, lying and being at Mouje Ambali, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-9 (Bopal) by a partnership firm "**Satyamev Luxor**".

We state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 (TEN) years in matters of investigation of title to the land and properties and to advise in the matters relating thereto.

We specifically state that there is no encumbrance of any type including titles, rights or financial charge of anybody over the said land and that, titles of the said land shall clear and marketable and free from encumbrance subject to:-

- (1) Charge of Punjab National Bank, Ahmedabad for Rs. 48.00 Crores (Rupees Forty Eight Crores Only) as per Memorandum of Deposit for Creation of Charge (Serial No. 16189, dated 26/09/2023).
- (2) Allotment or Agreement for Sale (without possession) or Sale Deed for Units of the Project, if any.

DATED THIS 28th DAY OF SEPTEMBER, 2023.


(Sharad N. Darji)
Advocate