**ENCUMBRANCE CERTIFICATE**

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in 'Schedule' of the Property, which is owned by M/s. SWASTIK DEVELOPERS, a Partnership firm (Hereinafter referred as owner), by pursuing the title deeds relating there to and talking necessary searches. I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrance charges and/or claims. I have not found any charges except the project loan of Rs.19,20,00,000/- obtained from the DCB Bank, IFCI Bhavan C. G. Road, Ahmedabad which was duly registered with the office of sub-registrar S.R.O.Ahmedabad-12(Nikol) under serial no.6190 dated 30/3/2018 and said mortgage charges is still continues.

THE SCHEDULE ABOVE REFERRED TO

All the pieces and parcel of non agriculture land situated, lying and being at Mouje Vastral, Ta: Vatva, Dist. Ahmedabad; block/survey no. 813/3 (admeasuring 24281 sq. mtr.) total land admeasuring 74663.64 sq. ft. (6939 sq.mtr) situated at sub plot no. 52/3/1 of F.P. no. 52/3 (admeasuring 14569 sq. mtr.) of draft T. P. scheme no. 114 to be constructed (under construction) total 252 residential unit in block no. A+B+C+D+E+F+G+H with parking stair cabin and lift room and total shop 14 in block no. A+H in scheme called 'SHUBH JIVAN' in the registration district Ahmedabad and sub-registrar S.R.O. Ahmedabad-12(Nikol)

On or towards the east : Land parcel bearing sub plot no. 52/3/2 & 52/3/3

On or towards the west : Land parcel bearing F. P. no. 52/2 & R.S. no.813/2

On or towards the north : 15 mtr. T. P. road

On or towards the south : Land parcel bearing F. P. no. 33/1

Dated this 1st day of September, 2018 at Ahmedabad.

**MRUGESH B. PATEL, ADVOCATE**



FORM 'B'
[See rule 3(4)]

Sr.No 4233
20
D. S. GOHEL
NOTARY
GOVT OF INDIA

4 SEP 2018

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

Affidavit cum Declaration

Affidavit cum Declaration of SWASTIK DEVELOPERS a partnership firm through its partner ASHISH PRAVINBHAI PATEL promoter of the proposed project, vide its/his/their authorization dated 30-08-2018;

I, SWASTIK DEVELOPERS a partnership firm through its partner ASHISH PRAVINBHAI PATEL promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

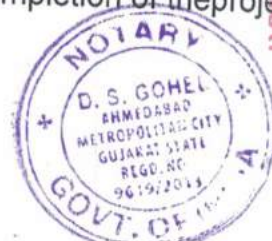
1. That I / promoter have/has a legal title to the land on which the development of the project is proposed.

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. That Details of encumbrances of Rs. 19,20,00,000/- by DCB Bank Limited Towards Mortgage Loan Document is enclosed showing details of rights title interest in or over such land.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2023.
4. That seventy per cent of the amounts realised by me/promoter 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. That 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. That 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.

Ashish



NIDHI CO-OP BANK LTD
Amravati
AHMEDABAD-380006
GUJARAT
9619/2013

श्री 93033
177143
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SEP 04 2018
10:10
R. 0000100/285728
STAMP OUT
GUJARAT

7. That I/promoter 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. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.


Deponent

Verification

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

Verify by me at _____ on this **4 SEP 2018** day of _____.


Deponent

4 SEP 2018



**SIGNED
BEFORE ME**

**D. S. GOHEL
NOTARY
GOVT OF INDIA**

4 SEP 2018



भारत सरकार

पटेल आशिष प्रविणभाई
Patel Ashish Pravinbhai
जन्म तारीख/ DOB: 26/01/1977
पुरुष / MALE

6799 3967 2566

भारी आधार, भारी ओलज

Ashish



भारतीय विनिर्दिष्ट पहचान प्रमाणिकरण

भारत सरकार

संकेत :
नो पुत्र: पटेल प्रविणभाई, 10,
सरस्वती सोसायटी, रामबाग रोड
उज्जा, महेशाना,
गुजरात - 384170

Address:
S/O: Patel Pravinbhai, 10,
Sarsvati Society, Rambag Road
Unjha, Mahesana,
Gujarat - 384170

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 091

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 12 Nikol

ગામનું નામ : વસ્તાલ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર સેત્રફળ (જો કંઈ પણ હોય તો) ત્યારે તે.	આકાર અથવા જુડી આપવામાં આવે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
મોર્ગેજ બ્લોકસર્વે નં. 813/3 (2428) ચો.મી.) ફાસ્ટ ટી.પી. સ્કીમ નં. 114, ફા.પ્લોટ નં. 523 (14569 ચો.મી.) સબ પ્લોટ નં. 523/1, કુલ સેત્રફળ- 74663.64 ચો ફુટ (6939 ચો.મી.) સ્વામીક કેવલીપસં શુભ જીવન	બ્લોકસર્વે નં. 813/3 (2428) ચો.મી.) ફાસ્ટ ટી.પી. સ્કીમ નં. 114, ફા.પ્લોટ નં. 523 (14569 ચો.મી.) સબ પ્લોટ નં. 523/1, કુલ સેત્રફળ- 74663.64 ચો ફુટ (6939 ચો.મી.) સ્વામીક કેવલીપસં શુભ જીવન		M/s. Swastik Developers, through its partners (1) Mr. Sunil Bhagubhai Patel (2) Mr. Bhavik Narendrabhai Patel (3) Mr. Ashishkumar Pravinbhai Patel (4) Mr. Vignesh Prahladbhai Patel	DCB Bank Limited	30/03/2017 30/03/2017	5150	

ચા. ૧૯૨૦૦૦૦૦૦=૦૪

(બલ કરનાર

ખરી નકલ

મુગેશ બી પટેલ ની તારીખ : ૩૦/૦૩/૨૦૧૮ ના રોજની

અરજી નંબર : ૭૪૦૯

પહીય નંબર : ૨૦૧૮૩૧૨૦૧૩૮૪૨

તારીખ : ૩૦/૦૩/૨૦૧૮

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 12 Nikol

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 12 Nikol

નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.