

Ref. No. :

Date : 09 / 11 / 2022

To,  
M/s. H. N. Buildcon,  
Ahmedabad.



**ENCUMBRANCE CERTIFICATE**

Re:- Property being Multipurpose use Non Agricultural land bearing Final Plot No. 146 admeasuring about : 4189 sq. mtrs. (allotted in lieu of Block No. 877 admeasuring about : 6981 Sq. Mtrs.) of Town Planning Scheme No. 405 (Shilaj-Ambli), situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Commercial cum Residential Units named as “SHIVALAY SATTVYA” in/upon the aforesaid land belonging to M/s. H. N. Buildcon, a Partnership Firm being the absolute Owner-Occupier.  
(Hereinafter referred to as the said “Property”)



I hereby certify that, I have investigated the titles of Property being Multipurpose use Non Agricultural land bearing Final Plot No. 146 admeasuring about : 4189 sq. mtrs. (allotted in lieu of Block No. 877 admeasuring about : 6981 Sq. Mtrs.) of Town Planning Scheme No. 405 (Shilaj-Ambli), situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Commercial cum Residential Units named as “SHIVALAY SATTVYA” in/upon the aforesaid land belonging to M/s. H. N. Buildcon, a Partnership Firm being the absolute Owner-Occupier and I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper “Gujarat Samachar”, dtd.11.12.2020 in the name of Previous Owner, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1991 to 2021 (2022 – running). I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have found entry related to Registered Mortgage Deed executed by M/s. H. N. Buildcon in favour of Bajaj Housing Finance Limited vide Sr. No.1775, dtd.02.02.2022 as the said Owner-Developer has obtained Project Loan for an amount of Rs.20,00,00,000/- (Rupees Twenty Crore Only) against the mortgage of the project land with Bajaj Housing Finance Limited as referred above and except it, I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. Except the aforesaid Loan of

(P.T.O.)

First Floor, "E" Block, Satyam Corporate Square,  
B/H. Rajpath Club, Opp. Astral House,  
Off Sindhubhavan Road,  
(On the Approach Road through "STELLAR"),  
Ahmedabad-380059.  
+91 -79-40072828 | 9824103112  
+91 -79-40071928 |  
modilawfirm@gmail.com  
maulikmodi\_associates@yahoo.com

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: 2 :

Bajaj Housing Finance Limited, the said property is free from all kind of litigations, charges, encumbrances and dues.

**DATED THIS 09<sup>th</sup> DAY OF NOVEMBER, 2022**

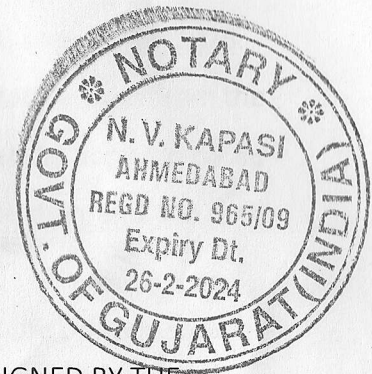


**Maulik D. Modi**

**Advocate**

(Enrollment No. G / 997 / 2002)

**Note :** The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.



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

### Affidavit cum Declaration

I, Mr. Mitesh Sankalchand Patel promoter/duly authorized by the promoter of Shivalay Sattva by H N Buildcon do hereby solemnly declare, undertake and state as under that;

1. We have a legal title to the land on which the development of Shivalaya Sattva is proposed;

OR

\_\_\_\_\_ have/has a legal title to the land on which the development of \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_ (Name of the proposed project) 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.

**BANK LTD.**

MUJAN NACHIKIN SAKHARANI

GUJARAT  
BOPAL BRANCH, ORCHID CENTER  
ANMEDABAD -382415

INDIA

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SPECIAL ADHESIVE

23.5.2022

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GUJARAT

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2. ~~the said land is free from all encumbrances.~~

OR

details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.: Project Loan of Rs. 20,00,00,000/- availed from Bajaj Housing Finance Limited and registered mortgage deed for Project land is executed on 02/02/2022 favoring Bajaj Housing Finance Limited.

3. the time period within which the project shall be completed by us is 30/06/2025.
4. seventy per cent of the amounts realised by 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. 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. we shall take all the pending approvals on time, from the competent authorities.
9. we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



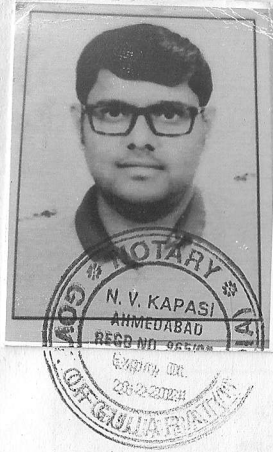
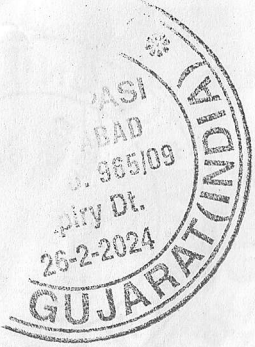
For, H N Buildcon

Mitesh Sankalchand Patel  
Partner  
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 at 23<sup>rd</sup> on this May day of 2022



For, H N Buildcon

Mitesh Sankalchand Patel  
Partner

Deponent

SOLEMNLY AFFIRMED  
BEFORE ME  
N. V. Kapasi  
N. V. KAPASI  
NOTARY  
GOVT. OF GUJARAT

