

HETALKUMAR HIMATLAL MEHTA
B.Com., LL.B. ADVOCATE

Office Address :
11/A, Shalimar Complex, 1st Floor,
Mahalaxmi Five Road, Paldi,
Amedabad

Residence Address :-
62, Vardhman Flats,
Opp. Jain Merchant Society,
Paldi, Ahmedabad-7

Phone Nos. (R) 26641367

(M) 9825353587

12/11/2020

No-ENCUMBRANCE CERTIFICATE

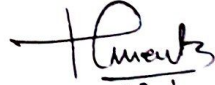
THIS IS TO CERTIFY that We have carried out work of Verification of Title with respect to the Rights, Titles and interest of Vrajansh Smart Space LLP, as owner of Property being Non Agricultural Open Land or Ground admeasuring about 1083 Sq.Mts. as per Revenue Record i.e. 912.93 Sq.Mts. as per Property Card i.e. 910.96 Sq.Mts. as per AMC Plan on Sub Plot No.6/B/2 of F.P.No.6 Paiki of Town Planning Scheme No. 8 (Dariyapur - Kazipur and Asarwa) - Final, City Survey, Ward: T. P. 8 Asarwa, City Survey Office: Ahmedabad - 3, City Survey No. 32, (Old Survey No.148, 149 Paiki) of Mouje - Dariyapur-Kajipur, Taluka - Asarwa, in Registration Sub District Ahmedabad-6-Naroda and District Ahmedabad. (Hereinafter referred and Called "the said Property")

we have given our Title Report on Title, dtd./12/11/2020 certifying the title of M/S. Vrajansh Smart Space LLP, with respect to the said Property as per details therein.

As informed to us and as per the document and search of Title M/S. Vrajansh Smart Space LLP had taken Project Loan / Finance of Rs.7.00 Crores for Residential Scheme namely "Varjansh Infinity" from the Capri Global Capital Limited on the said Property and create First Charge of the said Capri Global Capital Limited on the said Property by way of Registered Mortgaged Deed No.14295 dtd.28/10/2020.

We hereby certify that the said Property in accordance with the details stated in Title Report on title dtd. 12/11/2020 is free from encumbrance subject to First Charge of Capri Global Capital Limited as stated above.

DATED ON THIS 12th DAY OF NOVEMBER, 2020


Advocate
(Hetalkumar H. Mehta)
Advocate
12/11/2020