

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,  
AHMEDABAD - 380059. PHONE : (D) 26860026, 26860027, (R) 27470880 E-mail : janiandco@gmail.com  
(O) 29710100 - 29710200

REF. NO. 10062/2014

To,

M/s SWASTIK EMINENCE DEVELOPERS  
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. SWASTIK EMINENCE DEVELOPERS, a Partnership firm, having its office at C-201, Dhananjay Tower, Satellite, Ahmedabad (hereinafter called the "Promoter") is the owner and possessor of the Non-Agricultural land bearing Final Plot No. 147 admeasuring 2003 sq. mtrs. forming part of Draft Town Planning Scheme No. 3 (Ghuma) [given in lieu of Block No. 689 admeasuring 3339 sq. mtrs.] situate, lying and being at Moje Ghuma, Taluka Dascroi, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential cum Commercial project namely "SWASTIK EMINENCE" on the said Project land.

As per instructions, we have examined the titles of the abovereferred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate Cum Report dated 06-03-2019 and subsequently issued non encumbrance certificate on 06-03-2019.

In furtherance of said Title Certificate Cum Report dated 06-03-2019 and non encumbrance certificate dated 06-03-2019 and subject to what is stated therein, we hereby issue this Revised Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except:

**CHARGE OF SHRIRAM HOUSING FINANCE LIMITED**

As per registered Mortgage Deed for Creation of charge executed on 27-02-2020 registered vide serial No.2376 on 27-02-2020 in the office of Sub-Registrar Ahmedabad- 09 (Bopal), said Promoter has mortgaged the said Project Land on which Project "SWASTIK EMINENCE" is being constructed in favour of Shriram Housing Finance Limited.

That we are informed by the Promoter that said Shriram Housing Finance Limited, has sanctioned a loan of Rs. 5,00,00,000/- (Rupees Five Crore Only) towards mortgage of the said property.

**SCHEDULE**

**(Description of the Project Land)**

ALL THAT piece or parcel of Freehold Non-Agricultural land bearing Final Plot No. 147 admeasuring 2003 sq. mtrs. forming part of Draft Town Planning Scheme No. 3 (Ghuma) [given in lieu of Block No. 689 admeasuring 3339 sq. mtrs.] situate, lying and being at Moje Ghuma, Taluka Dascroi, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal).

**PLACE : AHMEDABAD**

**DATE : 19<sup>th</sup> AUGUST, 2020**

For Jani & Co,

*Hursh P. Jani*

**HURSH P JANI**

**Solicitor & Advocate**

