



Sejwani & Co.

Solicitor, Advocates & Notary

Deepak B. Sejwani

Advocate & Notary

Dhiraj D. Sejwani

Solicitor & Advocate

Raju D. Sejwani

Advocate

Office Address: 303, National Plaza, Opp. Lal Bungalow, C.G. Road, Ahmedabad
E-mail Id.: advocate.dhirajsejwani@yahoo.com • Telephone: 079 - 26443200

Ref No: S&Co/SB-EC /2020

ENCUMBRANCE CERTIFICATE

To,
S. B. Developers.
A partnership firm,
Ahmedabad.



RE: ALL THAT PIECE AND PARCEL of non agricultural land bearing Final Plot No. 91/2 admeasuring 7195 Sq. Mtrs. of non agricultural residential use [allotted in lieu of land totally admeasuring 11992 Sq. Mtrs. comprising of 1) Survey No. 17/1 admeasuring 4244 Sq. Mtrs. (as per DILR records) (earlier (a) Survey No. 17 paiki admeasuring 501 Sq. Mtrs. (b) Survey No. 17 paiki 1 admeasuring 1872 Sq. Mtrs. and (c) Survey No. 17 paiki 2 admeasuring 1871 Sq. Mtrs.) 2) Survey No. 18 paiki admeasuring 2073 Sq. Mtrs., 3) Survey No. 18 paiki 1 admeasuring 1038 Sq. Mtrs., 4) Survey No. 18 paiki 2 admeasuring 1037 Sq. Mtrs. and 5) Survey No. 20/B admeasuring 3600 Sq. Mtrs.] of Town Planning Scheme No. 80 situate, lying and being within the sim of mouje Bhat, Taluka and Distirct Gandhinagar.

Sir,

Pursuant to your instructions given to investigate the title of the property mentioned hereinabove, I, Deepak B. Sejwani, Advocate & Notary having experience of more than 10 years, have caused necessary searches to be taken with the available revenue and sub-registry records for a period of about 15 years by our search clerk.

Further, I have also perused the relevant papers and documents and after referring documents and after due sub-registrar search and from that information provided to us and relevant papers/documents given to us and believing same to be



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true, correct and genuine, in our opinion the aforesaid property is in the name of S.B. Developers, a partnership firm.

Further I have found that the said S.B. Developers, a partnership firm has implemented a scheme of residential flat scheme namely 'Karnavati Riverside' on the said land.

Moreover, said S.B. Developers, a partnership firm has obtained loan of Rs. 18,00,00,000/- (Eighteen Crores Only) from Bajaj Housing Finance Ltd. over the said parcels of land and created mortgage in favour of said Bajaj Housing Finance Limited. The Mortgage Deed dated 10-10-2019 was registered with the Sub-registrar of Assurances at Gandhinagar under serial number 25327 on 11-10-2019. The said mortgage is pending over the said lands and thereby mortgage in favour of said Bajaj Housing Finance Limited is subsisting over the said lands.

Therefore I state and declare All that piece and parcel of non agricultural land bearing Final Plot No. 91/2 admeasuring 7195 Sq. Mtrs. of non agricultural residential use [allotted in lieu of land totally admeasuring 11992 Sq. Mtrs. comprising of 1) Survey No. 17/1 admeasuring 4244 Sq. Mtrs. (as per DILR records) (earlier (a) Survey No. 17 paiki admeasuring 501 Sq. Mtrs. (b) Survey No. 17 paiki 1 admeasuring 1872 Sq. Mtrs. and (c) Survey No. 17 paiki 2 admeasuring 1871 Sq. Mtrs.) 2) Survey No. 18 paiki admeasuring 2073 Sq. Mtrs., 3) Survey No. 18 paiki 1 admeasuring 1038 Sq. Mtrs., 4) Survey No. 18 paiki 2 admeasuring 1037 Sq. Mtrs. and 5) Survey No. 20/B admeasuring 3600 Sq. Mtrs.] of Town Planning Scheme No. 80 situate, lying and being within the sim of mouje Bhat, Taluka and Distinct Gandhinagar is owned and possessed by **S.B. Developers**, a partnership firm with the mortgage and encumbrance of Bajaj Housing Finance Limited.

DATED THIS 1st DAY OF SEPTEMBER, 2020



DEEPAK B. SEJWANI

ADVOCATE & NOTARY