



Sejwani & Co.

Solicitor, Advocates & Notary

Deepak B. Sejwani
Advocate & Notary

Dhiraj D. Sejwani
Solicitor & Advocate

Raju D. Sejwani
Advocate

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Ref No: S&Co/KB_Rera/2022/66

ENCUMBRANCE CERTIFICATE

To,
Karnavati Builders
A partnership firm,
Ahmedabad.



RE: ALL THAT PIECE AND PARCEL of non agricultural lands bearing **(I)** Survey No. 46/4/B admeasuring 4030 sq mtrs. which is allotted Final Plot no. 94/1/1 admeasuring 2418 Sq. Mtrs., **(II)** Survey No. 46/6/A admeasuring 3712 sq mtrs. which is allotted Final Plot no. 94/1/2 admeasuring 2970 sq. mtrs. and **(III)** Survey No. 46/6/B admeasuring 3712 sq mtrs. which is allotted Final Plot No. 94/2 admeasuring 2970 sq. mtrs. of Town Planning Scheme No. 80 (Sughad - Bhat) within the sim of Mouje Bhat and within the registration District and Sub-District Gandhinagar to M/s. Karnavati Builders, a partnership firm of Ahmedabad having its office at 1010, Tenth floor, A-Wing, Atma House, Times of India, Ashram Road, Ahmedabad.

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 15 years, have caused necessary searches to be taken with the available revenue and sub-registry records 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 true, correct and genuine, in our opinion the aforesaid property is in the name of Karnavati Builders, a partnership firm.

Further I have found that the said Karnavati Builders, a partnership firm has implemented a scheme of residential flat scheme namely 'Karnavati Infinity Living' on the said land admeasuring 8274 Sq. Mtrs. and out of which on 1179 Sq. Mtrs. You have implemented 'Karnavati Infinity Living, Block - E'.



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Moreover, said Karnavati Builders, a partnership firm has obtained loan of Rs. 20,00,00,000/- (Rupees Twenty Crores Only) from Central Bank of India over the said parcels of land and created mortgage in favour of said Central Bank of India. The Mortgage Deed dated 19-07-2022 was registered with the Sub-registrar of Assurances at 9 (Bopal) under Serial Number 11862 on 19-07-2022.

The said mortgage is pending over the said lands and thereby mortgage in favour of said Central Bank of India is subsisting over the said lands.

Therefore I state and declare **All that** piece and parcel of non agricultural land bearing **(I)** Survey No. 46/4/B admeasuring 4030 sq mtrs. which is allotted Final Plot no. 94/1/1 admeasuring 2418 Sq. Mtrs., **(II)** Survey No. 46/6/A admeasuring 3712 sq mtrs. which is allotted Final Plot no. 94/1/2 admeasuring 2970 sq. mtrs. and **(III)** Survey No. 46/6/B admeasuring 3712 sq mtrs. which is allotted Final Plot No. 94/2 admeasuring 2970 sq. mtrs. of Town Planning Scheme No. 80 (Sughad - Bhat) within the sim of Mouje Bhat and within the registration District and Sub-District Gandhinagar is owned and possessed by **Karnavati Builders**, a partnership firm **with the mortgage and encumbrance of Central Bank of India.**

DATED THIS 18th DAY OF AUGUST, 2022,



DEEPAK B. SEJWANI

ADVOCATE & NOTARY