

ENCUMBRANCE CERTIFICATE

MOUJE : NIKOL

Revenue Survey No.495/1/1

T. P. Scheme No.119, F. P. No.135/1

**DINESH B. PATEL
ADVOCATE**

**Office : 404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle,
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

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Mobile No. : +91 98790 57290

To,
KESAR DEVELOPERS,
A Partnership Firm

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, KESAR DEVELOPERS, A Partnership Firms having its office at 1, Crystal Bungalows, Nikol, Ahmedabad, (hereinafter called the “**Promoter**”) is owners and possessors of the Freehold Non Agricultural Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/ Block No. 495/1/1 land admeasuring 8671 square meters, which was comprised into Town Planning Scheme No. 119 and allotted Final Plot No. 135/1 land admeasuring 5203 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and more particularly described in the schedule hereunder written hereinafter called the “**PROJECT LAND**”

Further said promoter has commenced with the Residential Cum Commercial project namely “**KESHAR EMPIRE**” on the said project land.

Earlier, I had investigated the titles of the abovereferred land and I have issued Title Certificate, Title Report and Non Encumbrance Certificate dated 16th July, 2022.

Thereafter at present, as per the request and requirement of owner of the aforesaid subject land namely Kesar Developers, A Partnership Firm, I have caused to be taken searches of available registration record through our search



clerk and believing the same to be true, correct and trustworthy; we hereby issue this Encumbrance Certificate and opine that the said Project Land is free from any encumbrance except subject to :

1. Charge of Bajaj Housing Finance Ltd, for Rs. 25,00,00,000/- (Rupees Twenty Five Crore Only) as per Mortgage Deed which was duly registered with the office of Sub Registrar Ahmedabad - 12 (Nikol), vide serial no. 23457 dated 27.09.2022.

SCHEDULE

(Description of the Project Land)

All That piece or parcel of Freehold Non Agricultural Land situate, lying and being at Mouje Nikol, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 495/1/1 land admeasuring 8671 square meters, which was comprised into Town Planning Scheme No. 119 and allotted Final Plot No. 135/1 land admeasuring 5203 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

PLACE : AHMEDABAD

DATE : 12/11/2022



DINESH B. PATEL
ADVOCATE