



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Sub-Plot No. 1 (i.e. Sub-Plot No. 100/1) admeasuring 4014 sq.mtrs. (as per approved plan of GMC) forming part of Final Plot No. 100 admeasuring 16056 sq.mtrs. of Town Planning Scheme No. 63 (Khoraj) allotted in lieu of Revenue Survey No. 533/2/002 admeasuring 6690 sq.mts. of Mouje Khoraj of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"SHIKSHAPATRI FORTUNE INFRA"**, a partnership firm of Ahmedabad having its office at : FF/110, Sahjanand Shlok, B/h. Siddharaj Zori, Sargasan, Gandhinagar.

THIS IS TO CERTIFY THAT "SHIKSHAPATRI FORTUNE INFRA", a partnership firm of Ahmedabad having its office at : FF/110, Sahjanand Shlok, B/h. Siddharaj Zori, Sargasan, Gandhinagar (hereinafter called the "Promoter") is owned and possessed the Non-Agricultural Land bearing Sub-Plot No. 1 (i.e. Sub-Plot No. 100/1) admeasuring 4014 sq.mtrs. (as per approved plan of GMC) forming part of Final Plot No. 100 admeasuring 16056 sq.mtrs. of Town Planning Scheme No. 63 (Khoraj) allotted in lieu of Revenue Survey No. 533/2/002 admeasuring 6690 sq.mts. of Mouje Khoraj of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter started to construct residential and Residential/Commercial project namely **"SHIKSHAPATRI SKY VIEW"** on the said Project land and same will be register u/s 3 of the Real Estate (Regulation and Development) Act, 2016.



(2)

As per registered Mortgage Deed executed on 26/12/2022. registered vide serial No.56116 on same day in the office of Sub-Registrar of Gandhinagar, said Promoter has inter alia mortgaged the said Project Land on which Project **"SHIKSHAPATRI SKY VIEW"** is being constructed togetherwith all construction thereon both present and future, alongwith undivided and underlying proportionate share of land and all rights appurtenant thereto togetherwith all present and future TDR/FSI and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned Project Land in favour of Fullerton Indiahome Finance Company Limited for Rs. 24,00,00,000/- (In word Rupees Twenty Four Crore Only).

That after taking necessary searches of the Revenue Records maintained by District Registrar and Sub-Registrar of Gandhinagar from 1990 to 02/02/2023 i.e. for the last more then 30 years, I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land except Registered Mortgage Charge of Fullerton Indiahome Finance Company Limited of Rs. 24,00,00,000/- (In word Rupees Twenty Four Crore Only) under and virtue of registered Mortgage Deed No. 56116, dated : 26/12/2022.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of sub-Plot No. 1 (i.e. Sub-Plot No. 100/1) admeasuring 4014 sq.mtrs. (as per approved plan of GMC) forming part of Final Plot No. 100 admeasuring 16056 sq.mtrs. of Town Planning Scheme No. 63 (Khoraj) allotted in





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lieu of Revenue Survey No. 533/2/002 admeasuring 6690
sq.mts. and same is bounded as follows ;

On or towards the North : By Sub-Plot No.100/2

On or towards the South : By T.P.S. Road

On or towards the East : By Boundary of T.P.S.No.64 (Tragad)

On or towards the West : By Sub-Plot No.100/2

PLACE : AHMEDABAD

DATE : 02/02/2023

BCG Enrollment No. : G/1214/2006



For, **VIJAY Y. CHAUGULE & CO.**
ADVOCATE