

B.J. MEHTA
H.H. DESAI
K.H. DESAI
D.S. MEHTA

S.A. JOSHI

Ref. No. 169/2023/HHD/KHD

of 2024

202, Titanium One
Nr. Rajpath Club, S.G. Highway
Ahmedabad-380 059.

Telephone Nos. 29707251
29707252 & 29707253

E-mail:
hdesai@hdesaiandco.com

Date:

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY that we have carried out work of verification of title with respect to the non-agricultural land for multipurpose use bearing Final No. 71/1/1 admeasuring about 4936 sq.mts., of Draft Town Planning Scheme No. 3 (Shela) corresponding to the land admeasuring about 4936 sq.mts. forming part of the land of City Survey No. NA76/A/P2 admeasuring about 5099 sq.mts., of City Survey Office: Sanand, of Ward: Shela (Binkheti), Sheet No. NA99 allotted in lieu of land of Original Block No. 76/A admeasuring about 8498 sq.mts. (the remaining town planning scheme kapat admeasuring about 3399 sq.mts is given revised Block No. 76A/paiki 1) situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad, Sub District Sanand and we have given our Report on Title, dated 30th November, 2023, certifying the title of M/s Sun Reality, a Partnership Firm to the Said Land, as per details therein.

As informed to us, Said M/s Sun Reality, a Partnership Firm intends to promote/has promoted a real estate Project on the Said Land known or described as "SUN PARKWEST". A mortgage has been created on the Said Land along with unsold units of the Said Project in favour of Bajaj Housing Finance Limited by M/s Sun Reality, a Partnership Firm by or under Indenture cum Mortgage cum Charge dated 28th February, 2024, registered before the office of the Sub-Registrar of Assurances under Serial No. 4534 for the sum of Rs. 40,00,00,000/- (Rupees Forty Crores Only).

We hereby certify that the Said Land in accordance with our aforesaid Report on Title dated 30th November, 2023, is free from all encumbrances subject to aforesaid loan/mortgage in favour of Bajaj Housing Finance Limited.

DATED THIS 22ND DAY OF APRIL, 2024

For H. DESAI & COMPANY,

H. Desai & Co

(Partner Kairav Hitesh Desai, Advocate & Solicitor,
Enrolment No. G/455/2013)

