

A. M. KOTHARI

ADVOCATES

AVNISH C. KOTHARI
CHETAN A. KOTHARI
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G/664/1987



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B/h. Rajpath Club, Bodakdev, Ahmedabad - 380054.

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Ref. No. SP4/DJS/
194/2024

To,
SHRI PARSHVA EPITOME LLP,
702, Shri Parshva Eminent,
Ellisbridge, Ahmedabad.

ENCUMBERANCE CERTIFICATE

Sub.: Immovable property being all that piece and parcel of immovable property being multipurpose non – agricultural land bearing **Revenue Block / Survey Nos. 51/B** admeasuring **8,701 square meters** being allotted a **Final Plot No. 47/2** admeasuring **5,221 square meters** comprised in the **Draft Town Planning Scheme No. 3 (Shela)** situate, lying and being at Mouje: Shela, Taluka: Sanand, Registration Sub – District: Sanand of District: Ahmedabad and bounded as under:

As per Revenue Block / Survey No. 51/B:

On the East: Land of Block / Survey No. 51/C,
On the West: Adjoining Road,
On the North: Land of Block / Survey No. 51/A
On the South: Land of Block / Survey No. 57,

As per Final Plot No. 47/2:

On the East: Adjoining Land of Final Plot No. 49/1,
On the West: 45-00 meters wide T. P. Road,
On the North: Adjoining Land of Final Plot No. 47/1
On the South: 12-00 meters wide T. P. Road

THIS IS TO CERTIFY THAT I / We have caused searches to be taken of the available revenue records and registration records for the last 30 years from 1993 to 14.03.2024 through our search clerk and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents, copies, deeds of title, evidences, etc. furnished to us for verification to be true and genuine, I/we hereby certify the said subject Property belongs to one **SHRI PARSHVA EPITOME LLP** and that the title of the subject Property is



H.O.: 203, Doctor Plaza, Opp. Jubilee Garden, Kasturba Road, Rajkot-360 001.



Our Joy is in exact proportion to service we give to others Sri Sri Ravi Shankarji

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absolutely clear, marketable and free from any encumbrances and also free from all reasonable doubts, subject to the existing charge of Bajaj Housing Finance Limited for a Project Loan of Rs. 45,00,00,000/- (Rupees Forty Five Crores Only) availed by the Promoters, namely **"SHRI PARSHVA EPITOME LLP"** for floating a Project known as **"SP EPITOME"** over the subject Land created vide an Inenture of Mortgage cum Charge dated 17.01.2024 registered with the Sub - Registrar of Assurances, Sanand at serial no. 991 on the same day.

Place: Ahmedabad
Date: 14/03/2024



for
Chetan A. Kothari

Chetan A. Kothari
Advocate

H.O.: 203, Doctor Plaza, Opp. Jubilee Garden, Kasturba Road, Rajkot-360 001.



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