

NILESH N. PATEL (ADVOCATE)

Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

Encumbrance Certificate

THIS IS TO CERTIFY THAT, LUV KUSH BUILDCON a Partnership Firm is owners and possessor of the immovable property being a Non-agriculture land of Final plot no. – 63 of Town Planning Scheme no. – 301 (Bhadaj-Hebatpur-Shilaj) admeasuring about 1825 Sq. meter (Block no. – 388, admeasuring 4148 paiki) of Moje Village - Bhadaj, Taluka Ghatlodiya in the Registration District Ahmedabad and Sub District Ahmedabad – 8 (Sola) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

The Said land Owners has started construction Residential and commercial project namely "THE SKYLER" on the said Project Land.

As per instructions, I have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record since 1990, and believing the same to be true, correct and trustworthy, I have issued a Title Certificate Cum Report dated – 10/07/2023 and thereafter, I have issued a update report on dated - 14/09/2023 and I have find that the said land is mortgaged in Hero Fincorp Limited For Rs. 12,90,00,000/- (Rupees Twelve Crore Ninety Lakhs Only) by registered Mortgage deed which Mortgage deed has been registered with the office of Sub-registration Ahmedabad – 8 (Sola), vide Serial no. – 21790, date – 23/08/2023 and not found any transactions in the Revenue records and in the record of



NILESH N. PATEL (ADVOCATE)

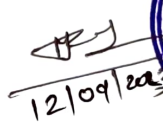
Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

the office of the Sub-Registrar regarding the aforesaid property. on the bases of Title clear certificate issued on dated – 10/07/2023 and update report issued on dated - 12/09/2023 I hereby issue this Non Encumbrance Certificate and opine that the said Project Land is Clear, Marketable and free from any encumbrance/litigations except subject to - No-Due and No – Objection Certificate of Hero Fincorp Limited and thereafter Mortgage should be release by Hero Fincorp Limited.

SCHEDULE

Description of the Project Land

Immovable property being a Non-agriculture land of Final plot no. – 63 of Town Planning Scheme no. – 301 (Bhadaj-Hebatpur-Shilaj) admeasuring about 1825 Sq. meter (Block no. – 388, admeasuring 4148 paiki) of Moje Village - Bhadaj, Taluka Ghatlodiya in the Registration District Ahmedabad and Sub District Ahmedabad – 8 (Sola).




NILESH N. PATEL
ADVOCATE