



VIJAY CHAUGULE
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ADVOCATE

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(1)

ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Survey No. 428/1/001 admeasuring 8188 sq.mts. as per Letter No. Guda/Technical Branch. - 4444/2019 dated 26/04/2019 of GUDA the same is 8188 sq.mts. and covered under the Town Planning Scheme and proposed Final Plot No. 428/1/PAIKI was given in lieu thereof and area thereof fixed to admeasuring 4913 sq.mts. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"POLARIS BUILDCON LLP"**, a Partnership Firm of Ahmedabad having its Office at : B-508, Galaxy Business Park, Sardar Patel Ring Road, Nikol, Ahmedabad.

THIS IS TO CERTIFY THAT "POLARIS BUILCON LLP", a partnership firm of Ahmedabad having its office at : B-508, Galaxy Business Park, Sardar Patel Ring Road, Nikol, Ahmedabad. (hereinafter called the "Promoter") is owned and possessed the Non-Agricultural Land bearing Survey No. 428/1/001 admeasuring 8188 sq.mts. as per Letter No. Guda/Technical Branch. - 4444/2019 dated 26/04/2019 of GUDA the same is 8188 sq.mts. and covered under the Town Planning Scheme and proposed Final Plot No. 428/1/PAIKI was given in lieu thereof and area thereof fixed to admeasuring 4913 sq.mts. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.



(2)

Further said Promoter started to construct residential & commercial project namely **"POLARIS CASARICA"** on the said Project land and same will be register u/s 3 of the Real Estate (Regulation and Development) Act, 2016.

As per registered Mortgage Deed executed on 07/06/2022 registered vide serial No 24915 on same day in the office of District Registrar and Sub-Registrar of Gandhinagar, said Promoter has inter alia mortgaged the said Project Land on which Project **"POLARIS CASARICA"** 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 Bajaj Housing Finance Limited for Rs. 35,00,00,000/- (In word Rupees Thirty Five Crores Only).

That after taking necessary searches of the Revenue Records maintained by the District Registrar and Sub-Registrar of Gandhinagar for the last more than 30 years viz. 1987 to 05/08/2022 (the registration records of the year 1987 to 2007 I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land except Registered Mortgage Charge of Bajaj Housing Finance Limited of Rs. 35,00,00,000/- (In word Rupees Thirty Five Crores Only) under and virtue of registered Mortgage Deed No. 24915, dated 07/06/2022.





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(3)

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land bearing Survey No. 428/1/001 admeasuring 8188 sq.mts. as per Letter No. Guda/Technical Branch. - 4444/2019 dated 26/04/2019 of GUDA the same is 8188 sq.mts. and covered under the Town Planning Scheme and proposed Final Plot No. 428/1/PAIKI was given in lieu thereof and area thereof fixed to admeasuring 4913 sq.mts. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar and the same is bounded as follows :

On or towards the North : By Survey No.436, Final Plot No. 436

On or towards the South : By 18 Meter Road

On or towards the East : By Survey No.437/4 and Final Plot No. 437/4

On or towards the West : By 12 Meter T.P. Road and Final Plot No. 428/2/1

PLACE : AHMEDABAD

DATE : 05/04/2024

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.
ADVOCATE