

ENCUMBRANCE CERTIFICATE

MOUJE : HANSPURA

Revenue Survey No.49/A

T. P. Scheme No.121, F. P. No.90/1

Sub Plot No. 5

**DINESH B. PATEL
ADVOCATE**

**Office : 404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle,
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

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Mobile No. : +91 98790 57290

To,
SHREENATH DEVELOPERS,
A Partnership Firm,

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, SHREENATH DEVELOPERS, A Partnership Firms having its office at 11, Balmukund Greens Bunglows, Opp. Ganesh Opera, Near Gangotri Circle, Nikol, Ahmedabad. (hereinafter called the “**Promoter**”) is owners and possessors of the Freehold Non-Agricultural Land situate, lying and being at Mouje Hanspura, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 49/A land admeasuring 26305 square meter, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 admeasuring 15783 square meters out of which Sub-Plot No. 5 land admeasuring 2794.11 square meters as per plan approved by AMC in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and more particularly described in the schedule hereunder written hereinafter called the “**PROJECT LAND**”

Further said promoter has commenced with the Residential cum Commercial project namely “**SHUBHAM SKY TRACK**” on the said project land.

Earlier, I had investigated the titles of the aboverferred land and I have issued Title Certificate, Title Report and Non Encumbrance Certificate dated 14th June, 2022.



Thereafter at present, as per the request and requirement of owner of the aforesaid subject land Shreenath Developers, A Partnership Firms, I have caused to be taken searches of available registration record through our search clerk and believing the same to be true, correct and trustworthy; we hereby issue this Encumbrance Certificate and opine that the said Project Land is free from any encumbrance except Project Loan subject to :

1. Charge of Fullerton India Home Finance Company Limited., for Rs. 18,00,00,000/- (Rupees Eighteen Crore Only) as per Mortgage Deed which was duly registered with the office of Sub Registrar Ahmedabad – 06 (Naroda), vide serial no. 23540 dated 03.10.2022.

SCHEDULE

(Description of the Project Land)

All That piece or parcel of Freehold Non-Agricultural Land situate, lying and being at Mouje Hanspura, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 49/A land admeasuring 26305 square meter, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 90/1 admeasuring 15783 square meters out of which Sub-Plot No. 5 land admeasuring 2794.11 square meters as per plan approved by AMC in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda).

PLACE : AHMEDABAD
DATE : 11/10/2022



A handwritten signature in blue ink, appearing to read "D. Patel", written over a horizontal line.

DINESH B. PATEL
ADVOCATE