

YOGESH M.BRAHMBHATT

B.com,L.L.B

ADVOCATE & NOTARY

En.No.G/482/1985

Mo.No.9898021670

Office Address: G.F/21, Shivalik Plaza,Nr.Mamlatdar Office,Himatnagar
Highway Road,Vijapur,Ta.Vijapur,Dist.Mahesana(N.G)
Email:ymbrahmbhatt2205@gmail.com

Date: 13/05/2022

To,

M/s Maruti Devepopers,

5-Shantikunj Bunglows,Anandpura,

Ta.Vijapur,Dist.Mehsana.

NON-ENCUMBRANCE CERTIFICATE

This is to certify that, **M/s Maruti Developers**, a partnership firm is the owner and possessor of the Non-Agricultural Land For Multipurpose Use Bearing Block/Survey No.13 (Old S.No.16/1) Admeasuring 0-63-74 He.Are.Sq.Mt. (i.e.6374 Sq.Mtrs.) Comprised in Town Planning Scheme No.26 (**Vasna Hadmatiya-Unvarsad-Vavol**) and Allotted Final Plot No.10 Admeasuring **3824** Sq.Mtrs. Situated At Mouje-Vasna Hadmatiya Ta.Gandhinagar in the Registration Sub-Dist.Gandhinagar And Dist.Gandhinagar-Gujarat and more particularly described in the schedule hereunder written here in called as **“Project Land”**

Further said Promoter proposes to construct and develop the project namely **“Sriprad Aayansh”** 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 for last 15 years through my search in the office of Sub-Registrar,Gandhinagar on dated 13/05/2022.

In furtherance of said Search report dated 13/05/2022 and subject to that, I hereby issue this Non-Encumbrance Certificate and opine that the said Project Land is free from any encumbrances/litigations expect:


Y.M.BRAHMBHATT
NOTARY
GOVT OF GUJARAT

YOGESH M.BRAHMBHATT

B.com,L.L.B

ADVOCATE & NOTARY

En.No.G/482/1985

Mo.No.9898021670

Office Address: G.F/21, Shivalik Plaza,Nr.Mamlatdar Office,Himatnagar
Highway Road,Vijapur,Ta.Vijapur,Dist.Mahesana(N.G)
Email:ybrahmbhatt2205@gmail.com

Charge of ADITYA BIRLA HOUSING FINANCE LIMITED:

As per indenture of Mortgage (Without Possession) registered relating to Deposit of Title Deeds for Creation of charge of **Rs.15,00,00,000/- (In Word Rupees Fifteen Crore Only)** executed on 25/04/2022 registered vide Serial No. 17537 on 25/04/2022 in the office of Sub-Registrar Gandhinagar, the said promoter has mortgaged the said Project Land in favour of **ADITYA BIRLA HOUSING FINANCE LIMITED** and the details are more specifically mentioned in the Indenture of Mortgage.

:SCHEDULE:

(DESCRIPTION OF THE PROPERTY)

All that piece and parcel of the Non-Agricultural Land for Multipurpose Use Bearing Block/Survey No. **13** (Old S.No.16/1) Admeasuring 0-63-74 He.Are.Sq.Mt. (i.e. 6374 Sq.Mtrs.) Comprised in Town Planning Scheme No. **26 (Vasna Hadmatiya-Unvarsad-Vavol)** and Allotted Final Plot No.10 Admeasuring **3824** Sq.Mtrs. Situated At Mouje-Vasna Hadmatiya Ta.Gandhinagar in the Registration Sub-Dist.Gandhinagar And Dist.Gandhinagar-Gujarat.Building being constructed thereon which is known as "**Shriprad Aayansh**" and said F.P land bounded as follows:-

BOUNDRIES:

East :- Final Plot No.158
West :- Final Plot No.119 and 36 Mtrs. D.P.Road
North :- 36 Mtrs. D.P.Road
South :- Final Plot No.9

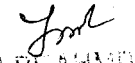
Date: 13/05/2022

Place: Vijapur


Yours Faithfully,

Yogesh M.Brahmbhatt

Advocate & Notary


Y.M.BRAHMBHATT

NOTARY

GOVT.OF GUJARAT