



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. 40/B admeasuring 6172 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 8 (Sargasan) and Final Plot No. 35/2 was given in lieu thereof and area thereof fixed to extent of 4012 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 **"SOMNATH INFRA"**, a Partnership Firm of Ahmedabad having its Office at : B-9, Vraj Avenue, Bopal-Ghuma Road, Bopal, Ahmedabad-380058.

THIS IS TO CERTIFY THAT "SOMNATH INFRA", a Partnership Firm of Ahmedabad having its Office at : B-9, Vraj Avenue, Bopal-Ghuma Road, Bopal, Ahmedabad-380058 (hereinafter called the "Promoter") is owned and possessed the Non-Agricultural Land bearing Survey No. 40/B admeasuring 6172 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 8 (Sargasan) and Final Plot No. 35/2 was given in lieu thereof and area thereof fixed to extent of 4012 sq.mts. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

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



(2)

As per registered Mortgage Deed executed on 01/10/2022 registered vide serial No 43951 on same day in the office of Sub-Registrar of Gandhinagar, said Promoter has inter alia mortgaged the said Project Land on which Project **“SHREE SHARANAM SKY”** 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. 18,00,00,000/- (In word Rupees Eighteen Crores Only).

That after taking necessary searches of the Revenue Records maintained by District Registrar and Sub-Registrar of Gandhinagar from 1987 to 21/10/2022 i.e. for the last more then 30 years, 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. 18,00,00,000/- (In word Rupees Eighteen Crores Only) under and virtue of registered Mortgage Deed No. 43951, dated : 01/10/2022.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land bearing Survey No. 40/B admeasuring 6172 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 8 (Sargasan) and Final Plot No. 35/2 was given in lieu thereof and area thereof fixed to extent of 4012 sq.mts. of Mouje Sargasan of





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(3)

Gandhinagar Taluka in Registration District and Sub-District of
Gandhinagar and the same is bounded as follows :

On or towards the North : By 12 Meter T.P. Road
On or towards the South : By Final Plot No. 17
On or towards the East : By 18 Meter T.P. Road
On or towards the West : By GUDA Garden

PLACE : AHMEDABAD

DATE : 21/10/2022

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE