

BHAVESH B. SHETH

Advocate

(Enro. No. 6/1147/2007)



HIREN R. MISTRI

Advocate

(Enro. No. 6/1102/2015)

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ENCUMBRANCE CERTIFICATE

This is to certify that I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the Property" which is owned by **FESTIVAL LIVING SPACE, a partnership firm** by pursing the title deed relating thereto and taking necessary searches from 1995 to 2025. I am of the opinion that the title of the owner in respect of the said property are clear, Marketable and free from any charge or encumbrance charges except, there is charge of Rs. 80,00,00,000/- (Rupees Eighty Crores Only) Aditya Birla Housing Finance Limited.

Further, **FESTIVAL LIVING SPACE, a partnership firm** have obtained Project loan on the said land in question from Aditya Birla Housing Finance Limited by creating Equitable Mortgage Deed, which was duly registered with the Office of Sub-Registrar, Ahmedabad – 8 (Sola), under Serial No. 10042 dated 14-05-2025.

SCHEDULE OF THE PROPERTY

Investigation of title to the Non-Agricultural Land bearing Survey/Block No. 454+455+456/3 admeasuring 21449 Sq. Mtrs. and Sub Plot No. 188/1/2 admeasuring 12869 Sq.mtrs (3470 Sq. Mtrs. for Commercial Use and 9399 Sq. Mtrs. for Residential Use) of Final Plot No. 188/1 of Town Planning Scheme No. 56 (Sola-Gota-Ognaj) of Mouje Gota Taluka Ghatlodiya in the Registration District, Ahmedabad and Sub-District, Ahmedabad-8 (Sola) belonging to **FESTIVAL LIVING SPACE, a partnership firm**, under Construction Various Residential & Commercial Purpose under name and style as "**FESTIVAL VIBES**"

Date : 23-05-2025

Place : Ahmedabad

Thanking you,

Yours faithfully,

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Yours faithfully,



Hiren R. Mistri



Bhavesh B. Sheth

