



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

425-428, Fourth Floor, Devnandan Mall,
Opp. Sanyas Ashram, Nr. M.J. Library,
Ellisbridge, Ahmedabad 380 006
Tele. : 079-3511 2667, (O) : 87806 48943
Mob. : 989850 5683
Email : chaugule_vijay@yahoo.co.in

ENCUMBRANCE CERTIFICATE

Re. : Freehold Non-Agricultural commercial use land bearing (A) Block No. 99 admeasuring 3449 sq.mtrs. PAIKI southern side admeasuring 366 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.99 was given in lieu thereof and area thereof fixed to the extent of 220 sq.mtrs. (B) Block No. 100 admeasuring 12843 sq.mtrs. PAIKI northern-eastern side admeasuring 9512 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.100/1 was given in lieu thereof and area thereof fixed to the extent of 5707 sq.mtrs. (C) Block No. 113A admeasuring 1287 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.113 was given in lieu thereof and area thereof fixed to the extent of 772 sq.mtrs. making in total 6699 sq.mtrs. (FP area) of Mouje Kudasan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the schedule hereunder written.

THIS IS TO CERTIFY THAT M/s. NILKANTH INFRA, a Partnership Firm of Gandhinagar having its office at : B/35, Pramukh Arcade, Reliance Cross Roads, Kudasan, Tal. & Dist. Gandhinagar (hereinafter called the "Promoter") is owned and possessed the Freehold Non-Agricultural commercial use land bearing (A) Block No. 99 admeasuring 3449 sq.mtrs. PAIKI southern side admeasuring 366 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.99 was given in lieu thereof and area



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thereof fixed to the extent of 220 sq.mtrs. (B) Block No. 100 admeasuring 12843 sq.mtrs. PAIKI northern-eastern side admeasuring 9512 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.100/1 was given in lieu thereof and area thereof fixed to the extent of 5707 sq.mtrs. (C) Block No. 113A admeasuring 1287 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.113 was given in lieu thereof and area thereof fixed to the extent of 772 sq.mtrs. making in total 6699 sq.mtrs. (FP area) of Mouje Kudasan of Gandhinagar Taluka in the 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 residential and commercial project namely "THE URBANIA" 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 22/01/2021 registered vide serial No 1877/2021 on same day in the office of Sub-Registrar of Gandhinagar, said Promoter has inter alia mortgaged the said Project Land on which Project "THE URBANIA" 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





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(3)

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 State Bank of India for Rs.9,50,00,000/- (In word Rupees Nine Crore Fifty Lakh Only).

That after taking necessary searches of the Revenue Records maintained by the Talati, Mouje Kudasan, and District Registrar of Gandhinagar and Sub-Registrar of Gandhinagar, I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land except as follow ;

1. Registered Mortgage Charge of State Bank of India of Rs.9,50,00,000/- (In word Rupees Nine Crore Fifty Lakh Only).
2. Right of different person for different units if, booked by them from the said Partnership Firm ;

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural commercial use land bearing (A) Block No. 99 admeasuring 3449 sq.mtrs. PAIKI southern side admeasuring 366 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.99 was given in lieu thereof and area thereof fixed to the extent of 220 sq.mtrs. (B) Block No. 100 admeasuring 12843 sq.mtrs. PAIKI northern-eastern



(4)

side admeasuring 9512 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.100/1 was given in lieu thereof and area thereof fixed to the extent of 5707 sq.mtrs. (C) Block No. 113A admeasuring 1287 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.113 was given in lieu thereof and area thereof fixed to the extent of 772 sq.mtrs. making in total 6699 sq.mtrs. (FP area) of Mouje Kudasan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and same is bounded as follows ;

On or towards the North : By 24.00 Mtr TP Road
On or towards the South : By Block No.100/P and 101
On or towards the East : By 30 Mtr TP Road
On or towards the West : By 9 Mtr TP Road

PLACE : AHMEDABAD

DATE : 26/03/2021



For, VIJAY Y. CHAUGULE & CO.

[Signature]
- ADVOCATE