



# Nehal N. Shah Associates

Nehal Niranjambhai Shah | Saurin Rajeshbhai Shah  
Advocates

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Ref. No. 16417

Date :

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## ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned have investigated the title of the immovable property, more particularly described "Schedule of the Project Land" hereunder which is owned by a Limited Liability Partnership Firm namely, **Resnet 360 Projects LLP**. Pursuing the title deeds relating thereto and taking necessary searches, I am of the opinion that titles of the said land belongs to above owner should be clear, marketable and free from all encumbrances and charges Subject To: (1) Charge of Aditya Birla Housing Finance Limited for Rs.67,00,00,000/- (as per Indenture of Mortgage vide Serial No.21216, Date 13/10/2025) and (2) Allotment / Agreement for Sale of any unit of the said project in favour of any member/buyer.

## SCHEDULE OF THE PROJECT LAND

All that piece and parcel of the **Multipurpose Non-agricultural land** bearing Block No.634 (Old Revenue Survey No.508 & 509), total admeasuring 12545 sq.mts. covered into Draft T.P. Scheme No.3 (Ghuma) and allotted Final Plot No.98, total admeasuring 7527 sq.mts., situate, lying and being at Mouje Village Ghuma, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-9 (Bopal) and a Limited Liability Partnership Firm namely, **Resnet 360 Projects LLP** has carried residential and commercial purpose building on the said land, under name and style as **"THE PARK"**.

Four boundaries of the land in question are (as per sale deed):

On East	:	Final Plot No.297/1
On West	:	18 mts. T.P. Road
On North	:	Final Plot No.97
On South	:	12 mts. T.P. Road

*Saurin Rajeshbhai*



As a part of investigation of title, I have published a Public Notice appeared in the daily newspaper "GUJARAT SAMACHAR" on Date 08/07/2025 in the name of *previous owner* Taraben Baldevbhai Patel inviting claims, objections, encumbrances or charges if any upon the said land, and pursuant to which I have not received any objection from anybody. And therefore based on this public notice I have issued this Encumbrance Certificate for the said project land and above named project to be constructed thereon.

DATE OF THIS 15<sup>TH</sup> OCTOBER, 2025 AT-AHMEDABAD



Yours faithfully,



*Saurin R. Shah*  
15/10/25

SAURIN R. SHAH  
(ADVOCATE)  
(Enrolment No.G/173/2009)

