
NIRAV K. HIRPARA (ADVOCATE)

412/2305, Gujarat Housing Board, Bapunagar, Ahmedabad.

Office: 150, Maruti Plaza, Nr. Prakash High School, Krushnanagar, Ahmedabad.

Mo.: 9824052919

Date: 08-03-2021

ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described under in "Schedule of the property" which is owned by "M/s. SHREEJI INFRA" a Partnership Firm, (Hereinafter referred as owner). By pursuing the title deeds relating thereto that taking necessary searches, I have found encumbrance on the below land details for the encumbrance is as under.

Bank/F.I. Name: Bajaj Housing Finance Limited

Loan Amount: Rs. 20,00,00,00/

SCHEDULE OF THE PROPERTY

All that piece and parcel of the N.A. Land bearing the Block No.31/3 admeasuring 6677 sq. mts. and the Block No. 31/6 admeasuring 2732 sq. mts. covered into Draft Town Planning Scheme No. 22 (Randesan-Kudasan) allotted Final Plot No. 17/3(F.P.No.17 Paiki) admeasuring 5650 sq. mts. situate, lying and being at Mouje Village Randesan, Taluka Gandhinagar, Registration District and Sub District Gandhinagar. Upon that land M/s. SHREEJI INFRA, a Partnership Firm, has commenced development of various residential & commercial Units under name and style as "CAPITAL CROWN "

Note: This Certificate is given on the basis of our Title Certificate and Mortgage Deed.

Thanking you.

Date of this 8th March, 2021 at AHMEDABAD.



N.K. Hirpara
Advocate

THE VIJAY CO-OP BANK LTD.

KUDASAN BRANCH

Shop no. 1-3, Sarthak Heaven,

Nr. Raysan Petrol Pump,

Post Kudasan - 382423

Dist. Gandhinagar

No. GUJ/SOS/AUTH/AV/393/2016



STAMP DUTY

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SPECIAL ADHESIVE

Rs. 0000300

-8.3.2021

365492

GUJARAT

INDIA

Zero*Zero*Zero*Zero*ThreeZero*Zero*

9912 822424

Serial No. 9912 Date 8/3/21

Name: Shreeji Ingria

Address: Newson

Value Rs. 3000

[Words: Three thousand only]

Licence No. GUJ/SOS/AUTH/AV/393/2016

THE VIJAY CO-OP. BANK LTD.

Shop No. 1-2-3, Sarthak Heaven,

KUDASAN, Gandhinagar-382421.

Sign: [Signature]

SR NO. 961 /2021

J. R.

JAYESHBHAI R. CHAVDA

NOTARY

GOVT. OF INDIA

09 MAR 2021

FORM 'B'

(See rule 3 (4))

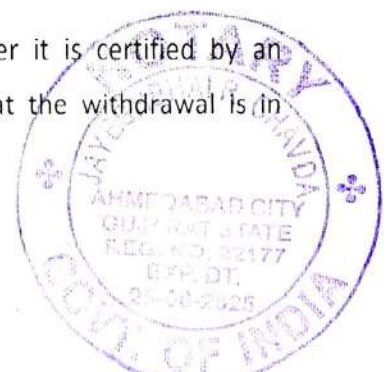
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR
ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Ms. SHREEJI INFRA Partner Shri Pareshkumar Jayantibhai Patel
promoter /duly authorized by the promoter of **CAPITAL CROWN**, vide its/his/her/their authorization
dated 30-05-2020.

I/We, SHREEJI INFRA Partner Shri Pareshkumar Jayantibhai Patel promoter/duly authorized
by the promoter of **CAPITAL CROWN** do hereby solemnly declare, undertake and state as under
that;

1. I/we have a legal title to the land on which the development of **CAPITAL CROWN** is
proposed;
2. The promoter has obtained Loan from **BAJAJ HOUSING FINANCE LIMITED** for Rs.
20,00,00,000/- (Rupees Twenty Crore only). Sanctioned date is 22-09-2020.
3. The time period within which the project shall be completed by me/us is **31-03-2025**.
4. Seventy per cent of the amounts realised by me/us for the real estate project from the
allottees, from time to time, shall be deposited in a separate account to be maintained in a
scheduled bank to cover the cost of construction and the land cost and shall be used only for
that purpose.
5. The amounts from the separate account, to cover the cost of the project, shall be withdrawn
in proportion to the percentage of completion of the project.
6. The amounts from the separate account shall be withdrawn after it is certified by an
engineer, an architect and a chartered accountant in practice that the withdrawal is in
proportion to the percentage of completion of the project.





7. I/we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For, Shreeji Infra

Paresh Patel

Partner

(Pareshkumar Jayantibhai Patel)

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at AHMEDABAD on this _____ day of _____, 2021



09 MAR 2021

For, Shreeji Infra

Paresh Patel

Partner

(Pareshkumar Jayantibhai Patel)

**SIGNED
BEFORE ME**

Jayeshbhai R. Chavda

JAYESHBHAI R. CHAVDA

**NOTARY
GOVT. OF INDIA**

09 MAR 2021

