

1710/2021

24th July, 2021

NO ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT CONCERNS

We have examined and investigated rights, titles of M/s Shreeji Procon in respect to the property described in the schedule; on which project of Commercial Complex of "SERENITY SQUARE" scheme is being developed by M/s. "Shreeji Procon".

We hereby certify that, we have not received any objection from anybody in response to the public notices published by us in the local daily newspaper "Gujarat Samachar", on 12/10/2018 and on 15/10/2018, before the property described in the schedule hereunder was purchased by M/s Shreeji Prokon. And we also certify that searches of Sub-Registrar's office received relating to the said property were taken for the period of 30 years. During the course of such searches we have not found any subsisting charges, lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. The said property seems



to be free from all kind of litigations, charges, encumbrances and dues.

It appears that **M/s. Shreeji Procon** has not created any charge or any encumbrance of any project loan of any bank, Financial Institution or any private Individual. However after the No Encumbrance Certificate dated April 5th 2021 issued by us, we have been informed by M/s Shreeji Procon, that its application for secured cash credit loan of Rs. 5,50,00,000/- for a period of 12 months was sanctioned by Shree Kadi Nagrik Sahakari Bank Ltd, Kadi on 27th April 2021.

The sanction letter received from the said bank together with copy of Index-II in respect to Deed creating Mortgage charge over the properties of lands of sub-plots nos. 8-9 and 12 of Final Plot no. 154 bearing city survey no. 2288, of T.P. Scheme no. 19, Memnagar ward being in the sim of Shekhpur-Khanpur alias Navrangpura, Taluka Sabarmati, District Ahmedabad are thereafter submitted to us.

The Mortgage Deed above referred to is registered at serial no 4426 on 26th May 2021. You have provided us with the copy of Index-II.





In view of the development mentioned above, the immovable property described in the Schedule is encumbered with the above mentioned charge of mortgagee bank abovenamed and therefore titles in respect to the said property described in the schedule hereunder are subjected to the mortgage charge of cash credit loan amount of Rs. 5,50,00,000/- availed by M/s Shreeji Procon from the abovenamed bank.

Therefore subject to the above mortgage charge of the Shree KadiNagriK Sahakari Bank Ltd, your rights titles in respect to the immovable property are clear and marketable.

SCHEDULE

All that Immovable Property of Project "Serenity Square" held on permanent Lease of 999 years being Sub-Plot no. 8 admeasuring 445 Sq. Yards, Sub-Plot no. 9 admeasuring 400 Sq. Yards, and sub-plot no. 12 admeasuring 648 sq yards forming part of Final plot no. 154 of T.P. Scheme no. 19, having consolidated city survey no. 2288 admeasuring 1249.50 sqmtrs in T.P. Scheme no. 19 MemnagarWard being in the sim of



Sheikhpur-Khanpur alias Navrangpura Taluka Sabarmati, District

Ahmedabad with all incidental rights and the same is bounded as under:-

On East	:	Road Leading to Meethila Colony
On West	:	Balaji Sigma Complex
On North	:	Main road to words Navrang Circle
On South	:	Sub-plot nos. 13-14

Suresh Zumkhawala
Advocate

