

NATWARLAL K. PATEL

B.Com., LL.B., Advocate

E.NO. G/425/1977.

GAWF NO. AM/GRT/21251 Date:- 14/07/2005

Office:- 324 to 326, 3rd Floor, "SHUKAN MALL", Nr. Visat Petrol Pump, Sabarmati, Ahmedabad - 380005.
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Date : 15/09/2022



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 **"SHREE SARJUDAS BUILDCON"** a Partnership firm (Hereinafter referred as "owner") By pursuing the title deeds relating thereto and taking necessary searches from 1992 to dated 15/09/2022. I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrances charges and or claims Except..

(A)...The said **"SHREE SARJUDAS BUILDCON"**, a Partnership firm has taken the loan of Rs.40,00,00,000/- drawn upon CAPRI GLOBAL CAPITAL LIMITED by Registered INDENTURE OF MORTGAGE DEED dated 12/08/2022 before Sub Registrar Ahmedabad-2 Wadaj wide serial No.17632.

(B)... The Said Owner **"SHREE SARJUDAS BUILDCON"** is Booking the following Units / Apartments..

BOOKING

1 SHOP	103	JAYPRAKASH BHRAMBHATT
2 C	201	JIGAR PRAVINCHADRA GOHEL
3 SHOP	02	KAMAKSHI AMARJEETBHAI PURBA
4. SHOP	10	DHARMESHBHAI M. SHAH
5. SHOP	03	BALVANT M. BHAVSAR
6. A	603	JIGAR SHAH
7. SHOP	08	RAMESH C. GUPTA
8. SHOP	04	NEELU PIYUSH THAKOR
9. SHOP	128	PAREVI DEVANG SHAH
10.	SHOP 129	NISARG PRAFULCHANDRA PATEL
11.	SHOP 07	RAJESH N. SENGAL
12.	SHOP 106	LILABEN AMRUTBHAI PATEL

(C)... The Said Owner **"SHREE SARJUDAS BUILDCON"** is Sale the following Units / Apartments by the Agreement For Sale ..

AGREEMENT FOR SALE

1 A 203 RAMESHBHAI P. PATEL

20/07/2022 15829



[2]

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Survey No. 584/1 paiki admeasuring about 1956 sq.mtrs. land and Survey No. 666/2 admeasuring about 7992 sq.mtrs. i.e. total admeasuring about 9948 sq. mtrs land covered under Town Planning Scheme No.22 and Sequence allotted Final Plot No. **180** admeasuring about 1369 sq. Mtrs & Final Plot No. **179** admeasuring about 5594 sq. Mtrs land i.e. **Total admeasuring about 6963 Sq.mtrs** land thereabouts situate, lying & being at Mouje CHANDKHEDA Sim, Taluka-SABARMATI, District AHMEDABAD & Sub District Ahmedabad-2 (Wadaj) upon that land by **"SHREE SARJUDAS BUILDCON"** a Partnership Firm, under Construction Various Residential & Commercial Purpose under name and style as **"SHREE SARJU IDYLLIC"**.



[N. K. PATEL]
Advocate