

ENCUMBRANCE CERTIFICATE

MOUJE : ODHAV

City Survey No. 270065/2

T. P. Scheme No. 03, F. P. No. 73

**DINESH B. PATEL
ADVOCATE**

**Office : 404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle,
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

E-mail : dbpatellawfirm@gmail.com and dbpatel.adv@gmail.com

Mobile No. : +91 98790 57290

To,
SHREE AVDHESH DEVELOPERS,
A Partnership Firm,

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, SHREE AVDHESH DEVELOPERS, A Partnership Firm having its office at 206, Avdhesh Realities, Galaxy Business Park, Nikol, Ahmedabad. (hereinafter called the **"Promoter"**) is owners and possessors of the Multipurpose Use Non Agricultural Land bearing City Survey/Block No. 270065/2, which was included in Town Planning Scheme No. 03 and allotted Final Plot No. 73 land admeasuring 10448 square meters out of which land admeasuring 4062.79 square meters situate, lying and being at Mouje Odhav of Vatva Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 07 (Odhav) and more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said promoter has commenced with the Residential Cum Commercial project namely **"SHREEM AVDHESH - 1"** on the said project land.

Earlier, I had investigated the titles of the abovereferred land and I have issued Title Certificate and Title Report and Non Encumbrance Certificate dated 21st February, 2023.



Thereafter at present, as per the request and requirement of owner of the aforesaid subject land namely Shree Avdhesh Developers, A Partnership Firm, I have caused to be taken searches of available registration record through our search clerk and believing the same to be true, correct and trustworthy; we hereby issue this Encumbrance Certificate and opine that the said Project Land is free from any encumbrance, litigations or lien except subject to ;

1. Charge of Hero Fincorp Limited., for Rs. 25,00,00,000/- (Rupees Twenty Five Crore Only) as per mortgage deed which was registered before the Sub Registrar Ahmedabad - 07 (Odhav) under serial no. 6724 dated 16.05.2023.

SCHEDULE**(Description of the Land)**

All That piece or parcel of Freehold Multipurpose Use Non Agricultural Land bearing City Survey/Block No. 270065/2, which was included in Town Planning Scheme No. 03 and allotted Final Plot No. 73 land admeasuring 10448 square meters out of which land admeasuring 4062.79 square meters situate, lying and being at Mouje Odhav of Vatva Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 07 (Odhav).

DATED THIS 21ST JULY OF 2023, AHMEDABAD.

**DINESH B. PATEL****ADVOCATE**