



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO. **ADVOCATE**

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ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Freehold Non-Agricultural Land bearing Sub Plot No. 1 admeasuring 4014 sq.mtrs. forming part of Survey No. 145 admeasuring 11736 sq.mts. covered within the draft Town Planning Scheme No. 241 (Nana Chhiloda) and Final Plot No. 107 was given area fixed to admeasuring 7042 sq.mtrs. of Mouje Chhiloda (Naroda) of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"SHREE KRISHNA DEVELOPERS"**, a Partnership Firm of Gandhinagar having its office at : A/302, Bansari Heights, Nana Chhiloda, Gandhinagar.

THIS IS TO CERTIFY THAT "SHREE KRISHNA DEVELOPERS", a Partnership Firm of Gandhinagar having its office at : A/302, Bansari Heights, Nana Chhiloda, Gandhinagar (hereinafter called the "Promoter") is owned and possessed the Freehold Non-Agricultural Land bearing Sub Plot No. 1 admeasuring 4014 sq.mtrs. forming part of Survey No. 145 admeasuring 11736 sq.mts. covered within the draft Town Planning Scheme No. 241 (Nana Chhiloda) and Final Plot No. 107 was given area fixed to admeasuring 7042 sq.mtrs. of Mouje Chhiloda (Naroda) of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter started to construct residential and commercial project namely **"BANSARI PLATINUM"** on the said Project land and same will be register u/s 3 of the Real Estate (Regulation and Development) Act, 2016.



(2)

As per registered Mortgage Deed executed on 21/06/2022 registered vide serial No 27580 on same day in the office of Sub-Registrar of Gandhinagar, said Promoter has inter alia mortgaged the said Project Land on which Project **"BANSARI PLATINUM"** is being constructed togetherwith all construction thereon both present and future, alongwith undivided and underlying proportionate share of land and all rights appurtenant thereto togetherwith all present and future TDR/FSI and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned Project Land in favour of State Bank of India for Rs. 9,50,00,000/- (In word Rupees Nine Crore Fifty Lakhs Only).

That after taking necessary searches of the Revenue Records maintained by District Registrar and Sub-Registrar of Gandhinagar from 1990 to 07/06/2023 i.e. for the last more then 30 years, I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land except Registered Mortgage Charge of State Bank of India of Rs. 9,50,00,000/- (In word Rupees Nine Crore Fifty Lakhs Only) under and virtue of registered Mortgage Deed No. 27580, dated : 21/06/2022.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non-Agricultural Land bearing Sub Plot No. 1 admeasuring 4014 sq.mtrs. forming part of Survey No. 145 admeasuring 11736 sq.mts. covered within the draft Town Planning Scheme No. 241 (Nana Chhiloda) and Final Plot No. 107 was given area fixed to admeasuring 7042 sq.mtrs. of Mouje Chhiloda (Naroda) of Gandhinagar Taluka in the Registration District





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and Sub-District of Gandhinagar and the same is bounded as follows
:

On or towards the North : By 24 Meter T.P. Road

On or towards the South : By Final Plot No. 108

On or towards the East : By Sub Plot No. 2

On or towards the West : By 18 Meter T.P. Road

PLACE : AHMEDABAD

DATE : 07/06/2023

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE

