



Alpesh J. Africawala

B. Com., LL.B.

ADVOCATE & NOTARY

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Enrollment No. G/2379/2006

Date : 06/05/2023

ENCUMBRANCE CERTIFICATE

I have issued detailed search and title report on 06th May, 2023 in respect of scheduled project known on " **Marvella Solitaire** ".

I have mentioned the detailed title history, right of promoters, existing encumbrance, etc. in the said search, title report And Encumbrance Certificate.

Further, It is submitted that Marvella Reality a partnership firm through its partners (1) Tushar Rohitkumar Pandya and (2) Jay Arunkumar Naik have legal title to the Non-Agriculture land bearing Sub-Plot No 2 (Eastern Part) of Final Plot No. 71, admeasuring area about 1329.86 sq.mtrs. of T.P.Scheme No. 7 (Vesu Magdalla) which is given in lieu of R.S.No. 28/2 Paikie Now 28/2/A of Village : Magdalla, Tal. Majura, in the registration district Surat, Gujarat. After making necessary search from the Sub-Registrar Office Surat for Last 30 years from the sub-registrar of sub-registrar of Surat City - 1(Athwa). I reached the following Conclusion that the said property till date stands in the name of **Marvella Reality a Partnership firm** on which development of "**Marvella Solitaire**" is carried out, Further, I Found that, the Charge / Loan of Ascom Leasing and investments limited as mentioned hereinunder in Schedule – A, over the said Property and in my opinion that title of the owner in respect of the said property is clear, marketable title with the charge / lien / loan of Ascom Leasing and investments limited.

-:: Schedule – A (Details of Charge / lien) ::-

<u>Sr.No.</u>	<u>Details / Bank's Name</u>	<u>Loan Amount Rs.</u>	<u>Reg.Mortgage No./Date</u>
1.	Ascom Leasing and investments limited	20,00,00,000.00	9416 08/04/2023

-:: Schedule – B (Description of the property) ::-

All that piece and parcel of the Non-Agriculture land bearing Sub-Plot No 2 (Eastern Part) of Final Plot No. 71, admeasuring area about 1329.86 sq.mtrs. of T.P.Scheme No. 7 (Vesu Magdalla) which is given in lieu of R.S.No. 28/2 Paikie Now 28/2/A of Village : Magdalla, Tal. Majura, in the registration district Surat, Gujarat



Alpesh J. Africawala
(Alpesh J. Africawala)
Advocate & Notary

