

Virendra R. Patel

ADVOCATE

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Date : 29.08.2019

To

M/S. SURYA BUILDCON

Office At:- SURYA EMERALD

Makarba, Ahmedabad.

Sub. : Details Of Encumbrances

Reg. : IN THE MATER OF verification of title for non-agricultural land situated at Makarba, in the Registration District Ahmedabad and Sub-district Ahmedabad-4 (Paldi), bearing Survey No. 691/692/1+2/A, Account No. 2066 land admeasuring 6688 sq. mtrs. reconstitute Final Plot No. 91/1 of draft T.P. Scheme No. 51 (Bodakdev-Makarba-Vejalpur) admeasuring about 5352 sq. mtrs. belongs to M/s. Surya Buildcon.



Sir,

(1) As per your instructions to verify your title of the land above referred by taking necessary search with the revenue and sub-registry records. We have caused necessary search accordingly. We have taken root title commencing from about 1984, more than 30 years prior to now. Detailed separate report on Title of even date is given to you. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to in the said report on Title.

(2) The aforesaid land has been purchased and conveyed by the Partnership Firm in its favour in the manner as follows :-

a. Sale Deed dated 6th November, 2015 registered under Sr. No. 8747.

The details of the devolution of title commencing from prior to more than thirty years is given in our said report title.

(3) The said land is granted permission of Non-Agricultural use as per details given in our said report title.

(4) Accordingly, I hereby certify that the title of M/S. SURYA BUILDCON to the land above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to mortgage rights in favour of the Punjab National Bank on 30/03/2018 and as per details mentioned below;

Name of Mortgagor	:	SURYA BUILDCON
Name of Mortgagee	:	Punjab National Bank
Loan Amount	:	Rs.28,50,00,000/-
Land Parcel	:	As an above mentioned
Project Name	:	Surya Emerald
Name of Promoter	:	Surya Buildcon

(5) That, this details of encumbrances is as per the position of land/property as on 05.05.2018 and not subsequent to 05.05.2018.

Place : Ahemdabad.

Date : 29.08.2019



Virendra R. Patel
Advocate