

Pranav D. Upadhyay

(B.com. LL.B.)

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Surat-7 Mo.No. 95740 97000

Office Time : 10.00 A.M. to 12.00 A.M. & 5.00 P.M. to 7.00 P.M.,

Email : pboffice1234@gmail.com

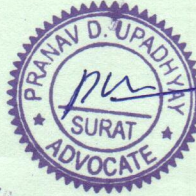
Date : 02/09/2022

ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated about encumbrance of the immovable property which is more particularly described here under in "Schedule of the Property" which is own by "ROLAND REALTORS LLP" taking necessary searches and in my opinion, the said property is free from encumbrances charges and / or claim except the loan of Rs.20,00,00,000/- obtained from the Aditya Birla Finance Ltd. Surat Brach. This encumbrance certificate is given purely based of Sub-Registrar record attached herewith.

SCHEDULE OF THE PROPERTY

An immovable property i.e. non agricultural land bearing Surat District, Sub-District Surat city-1(Athwa) Majura Moje Magdalla, R.s.no.10/1, Rev.S.no.7/3/2/2 admeasuring 4221.00 sq.mtr., Town planning scheme number No.4(Rundh-Magdalla), Final Plot No.5, admeasuring 2954.00 sq.mtr. and R.s.no.8, Rev.S.no.7/1/Paiki/1 admeasuring 6400.00 sq.mtr. paiki, Town planning scheme number No.4(Rundh-Magdalla), Final Plot No.6 paiki, West side 511.00 sq.mtr. land in total 3465 Sq.mtr. i.e. 4144.09 Sq.yrd. Upon that land "ROLAND REALTORS LLP" put Project for Residence purpose under name and style as "Roland Towers".



(P. D. Upadhyay)
Advocate

પ્રણવ ડી. ઉપાધ્યાય

એડવોકેટ

સનંદ નં. જી/૨૨૦૯/૨૦૦૨

ઓફીસ : ૩૦, મહેંક બંગલો, વી.ટી. ચોકસી લો-કોલેજની બાજુની ગલીમાં, પાર્લે પોઇન્ટ, સુરત

પ્રતિ,
રીયલ એસ્ટેટ ઓથોરીટી,
ગાંધીનગર.

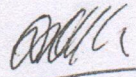
વિષય : વકીલાત તરીકેની પ્રેક્ટીસ કરવા હોવા બાબત.....

જય ભારત સહ જણાવવાનું કે,

આથી અમો એડવોકેટશ્રી પ્રણવ ડી. ઉપાધ્યાય ગુજરાત રાજ્યમાં એડવોકેટ તરીકે છેલ્લા ૧૮ વર્ષથી પ્રેક્ટીસ કરતા આવેલા છીએ અને અમોએ ગુજરાત રાજ્યમાં બાર કાઉન્સિલ ઓફ ગુજરાતમાંથી સને-૨૦૦૨ ની સાલમાં એનરોલમેન્ટ નંબર : જી/૨૨૦૯/૨૦૦૨ થી સનદ મેળવેલ છે તેમજ અમો સુરત બાર એસોસીએશનમાં નોંધાયેલ સભ્ય છીએ.

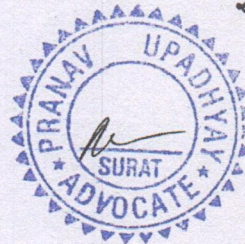
સુરત.

તા.૦૫-૦૩-૨૦૨૨

P.D. 

(પ્રણવ ડી. ઉપાધ્યાય)

એડવોકેટ



ROLAND REALTORS LLP

501-502,601-602, Union Heights, Maharana Pratap Road, Vesu, Surat – 395007
rushabhshah@jtl.co.in

DATE:-02/09/2022

:- 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 **“ROLAND REALTORS LLP”** **“ROLAND TOWERS”** by pursuing the title deeds relating thereto and taking necessary searches and in my opinion the title of the owner in respect of the said property is Marketable and claims the loan of Rs. 20,00,00,000/- obtained from the Aditya Birla Finance Ltd. Surat Branch

:- SCHEDULE OF THE PROPERTY :-

All the piece and parcel of the Non-agricultural land bearing T.P.S NO. 4[RUNDH - MAGDALLA], R.S. NO :10/1, REV. S. NO.7/3/2/2, F.P NO:5, ADMEASURING ABOUT 2549.00 SQ.MTS and R.S. no. 8, Rev. S. No. 7/1/paiki/1 admeasuring 6400.00 Sq.Mts. paiki, Town planning scheme no.4 (Rundh- Magdalla), Final Plot No. 6 paiki, West side 511.00 Sq.Mtr. land in total 3465.00 Sq.Mtrs. i.e. 4144.09 Sq. Yrds. Upon that land **ROLAND REALTORS LLP** put project for **RESIDENTIAL** purpose under name and style of **“ROLAND TOWERS”**.

ROLAND REALTORS LLP

Rushabh Shah
DESIGNATED PARTNER