

V. P. Alwani & Associates

ADVOCATES, NOTARY & LAW CONSULTANTS

V. P. Alwani

B.Com., LL.B.

Advocate - Gujarat High Court

Regn. No. : G-617/1986

Notary (Appointed by Govt. of Gujarat)

"Alwani Avenue", Ground Floor, Plot # 168, Ward 12-B,
Behind Green Palace Restaurant, GANDHIDHAM - Gujarat - 370 201.
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Date : 22.11.2022

To,
Gujarat Real Estate Regulatory Authority,
5th Floor, Gujarat Housing Board,
Pragati nagar, Naranpura,
Ahmedabad - 380013

Reg.: Nil Encumbrance Certificate in respect of Project Rajvi Residency Phase-3 having N. A. Plots for Residential Purpose bearing Plot No. 3 to 6, 25 to 36/1 to 25-36/10, 37 & 38, 48 to 57, 59 to 63, 64-74/A to 64-74/I, 75-86/1 to 75-86/10, 113, 114, 131-142/1, 131-142/3, 131-142/5, 131-142/6, 131-142/7, 131 -142/9, 143 to 146, 153-164/1, 153-164/4, 153-164/5, 153-164/7, 153-164/9, 199-210/A to 199-210/ J, Total Area about 10,872.34 Sq. Mtrs., Survey No. 548 paiki 1, Village: Varsamedi, Tal.: Anjar, Dist.: Kutch

Dear Sir,

I have obtained Search From 1992 to 2022 from 01.01.1992 to 22.11.2022 in respect of above said Property.

I hereby Certify that the title created in favor of M/s. Rajvi Estate LLP in respect of above said Project Rajvi Residency Phase -3 having N. A. Plots for Residential Purpose bearing Plot No. 3 to 6, 25 to 36/1 to 25-36/10, 37 & 38, 48 to 57, 59 to 63, 64-74/A to 64-74/I, 75-86/1 to 75-86/10, 113, 114, 131-142/1, 131-142/3, 131-142/5, 131-142/6, 131-142/7, 131 -142/9, 143 to 146, 153-164/1, 153-164/4, 153-164/5, 153-164/7, 153-164/9, 199-210/A to 199-210/ J, Total Area about 10,872.34 Sq. Mtrs., Survey No. 548 paiki 1, Village: Varsamedi, Tal.: Anjar, Dist.: Kutch would be clear, marketable and free from all reasonable doubts and any encumbrances and they would be competent to Mortgage/sell/ transfer the said Plots, after release of charge by in favor of The Gandhidham Mercantile Co-operative Bank Ltd.

That M/s. Rajvi Estate LLP has mortgaged Plot No. 25-36/1 to 25-36/10, 75-86/1 to 75-86/10, 131-142/1 to 131-142/10, 48 to 57, 59 to 63, Survey No. 548 paiki 1 in favor of The Gandhidham Mercantile Co-operative Bank Ltd. vide Registered Memorandum of Deposit of Title Deeds Dtd.: 05.08.2022 which is duly registered before Sub-Registrar, Anjar at Reg. No. 8220 Dtd.: 05.08.2022 for loan amount of Rs. 3,80,00,000 and Rs. 3,80,00,000/- respectively as guarantor.

That M/s. Rajvi Estate LLP has mortgaged Plot No. 64 to 74, 143 to 146, 150 to 152, 199-210/A to 199-210/J, Survey No. 548 paiki 1 in favor of The Gandhidham Mercantile Co-operative Bank Ltd. vide Registered Memorandum of Deposit of Title Deeds which is duly registered before Sub-Registrar, Anjar at Reg. No. 11040 Dtd.: 25.11.2021 for loan amount of Rs. 6,00,00,000 as borrower.



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That I have obtained Encumbrance Certificate Dtd.: 22.11.2022 from Sub-Registrar, Anjar and according to same charge has been created upon said plot and the title would be clear and marketable. That Sub-Registrar, Anjar is issuing certificate from 2007 onwards.

Thanking You.
Yours Sincerely,

(V. P. ALWANI)
Advocate & Notary



TITLE- General 2021