

# **ENCUMBRANCE CERTIFICATE**

**MOUJE : HANSPURA**

**Revenue Survey No. 78/B/2**

**T.P. Scheme No. 121, F. P. No. 116/2/1**

**Sub Plot No. 2**

**DINESH B. PATEL**

**ADVOCATE**

**Office : 404, 4<sup>th</sup> Floor, C - wing, Revati Plaza, Near Bhakti Circle,  
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

**E-mail : dbpatellawfirm@gmail.com and dbpatel.adv@gmail.com**

**Mobile No. : +91 98790 57290**

To,  
**RADHE DEVELOPERS**  
**A Partnership Firm**

**ENCUMBRANCE CERTIFICATE**

**THIS IS TO CERTIFY, RADHE DEVELOPERS, A Partnership Firms** having its office at 13, Kalhar Bungalows, Near Gangotri Circle, Nikol, Ahmedabad (hereinafter called the “**Promoter**”) is owner and possessor of the Freehold Non Agricultural Land bearing Revenue Survey/Block No. 78/B/2 admeasuring 6687 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 116/2/1 out of which Sub Plot No. 2 land admeasuring 3746.67 square meters with undivided land admeasuring 265.78 square meters, Total land admeasuring 4012.45 square situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 06 (Naroda) and more particularly described in the schedule hereunder written hereinafter called the “**PROJECT LAND**”

Further said promoter has commenced with the residential project namely “**KALHAR GREEN**” on the said project land.

Earlier, I had investigated the titles of the abovereferred land and I have issued Title Certificate, Title Report and Non Encumbrance Certificate dated 21<sup>st</sup> June, 2021.

Thereafter at present, as per the request and requirement of owner of the aforesaid subject land namely Radhe Developers, A Partnership Firm, I have caused to be taken searches of available registration record through our search



clerk and believing the same to be true, correct and trustworthy; we hereby issue this Encumbrance Certificate and opine that the said Project Land is free from any encumbrance except subject to :

1. Charge of AU Small Finance Bank Ltd, for Rs. 15,00,00,000/- (Rupees Fifteen Crore Only) as per Mortgage Deed which was duly registered with the office of Sub Registrar Ahmedabad - 06 (Naroda), vide serial no. 18278 dated 27.07.2022.
2. Allotment or Agreement for sale (without possession) for units of the project on the said land.

**SCHEDULE**

**(Description of the Project Land)**

All That piece or parcel of Freehold Non Agricultural Land bearing Revenue Survey/Block No. 78/B/2 admeasuring 6687 square meters, which was included in Town Planning Scheme No. 121 and allotted Final Plot No. 116/2/1 out of which Sub Plot No. 2 land admeasuring 3746.67 square meters with undivided land admeasuring 265.78 square meters, Total land admeasuring 4012.45 square situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 06 (Naroda).

PLACE : AHMEDABAD  
DATE : 01/09/2022



**DINESH B. PATEL**  
**ADVOCATE**