

ENCUMBRANCE CERTIFICATE

MOUJE : HATHIJAN

Revenue Survey No. 479

T. P. Scheme No. 72, F. P. No. 14

Sub Plot No. 1

**DINESH B. PATEL
ADVOCATE**

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

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To,
KRISHNA DEVELOPERS,
A Partnership Firm

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, KRISHNA DEVELOPERS, A Partnership Firm having its office at : 9, Sunrise Park, Near Jivantwin Bungalows, Nikol, Ahmedabad. (hereinafter called the “**Promoter**”) is owners and possessors of the Freehold non agricultural land bearing Final Plot No. 14 (14/1 and 14/2) admeasuring 8559 sq. mts., paikie Sub Plot No. 1 admeasuring 5220.43 sq. mts., of Town Planning Scheme No. 72 (Hathijan – Vinzol) comprised of Block No. 479 (Holding No. 406 as defined in Sub Section 17 of Section 3 of the Land Revenue Code) admeasuring 14265 sq. mts., paikie admeasuring 8701 sq. mts., situate, lying and being at Mouje – Hathijan Taluka – Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the State of Gujarat and more particularly described in the schedule hereunder written hereinafter called the “**PROJECT LAND**”.

Further said promoter has commenced with the Residential cum Commercial project namely “**VINCITORE VALLEY**” 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 15th March, 2023.



Thereafter at present, as per the request and requirement of owner of the aforesaid subject land KRISHNA 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 SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) for Rs. 20,00,00,000/- (Rupees Twenty Crore Only) as per mortgage deed which was registered before the Sub Registrar Ahmedabad - 11 (Aslali) under serial no. 16184, dated 08.08.2023.

SCHEDULE**(Description of the Project Land)**

All That piece or parcel of Freehold non agricultural land bearing Final Plot No. 14 (14/1 and 14/2) admeasuring 8559 sq. mts., paikie Sub Plot No. 1 admeasuring 5220.43 sq. mts., of Town Planning Scheme No. 72 (Hathijan – Vinzol) comprised of Block No. 479 (Holding No. 406 as defined in Sub Section 17 of Section 3 of the Land Revenue Code) admeasuring 14265 sq. mts., paikie admeasuring 8701sq. mts., situate, lying and being at Mouje – Hathijan Taluka – Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the State of Gujarat.

DATED THIS 26TH AUGUST OF 2023, AHMEDABAD.



DINESH B. PATEL
ADVOCATE