

Date :

ENCUMBRANCE CERTIFICATE

1. This is to certify that, we have carried out work of due diligence of title with respect to immovable property being land bearing Block/Survey No-**490/1**, admeasuring **9308** Sq.Mtrs. of Draft Town Planning Scheme No-**58**, of having Final Plot No-**22/1**, admeasuring **6090** Sq.mtrs. (Under RERA Registration 5532 Sq.mtrs) Non-Agricultural land and having City Survey No-**NA90/1/P2**, situated at Mouje village Vatva, of Taluka Vatva in Registration District Ahmedabad-**11 (Aslali)** and Residential + Commercial construction Standing thereon.



Date :

2. We have given our Report on Title, dated 20/09/2022 addressed to **Shyam Shiv Developers** a Partnership firm through its Partner Hiteshbhai Gunvantbhai Mekhiya certified the title of **Shyam Shiv Developers** a Partnership firm through its Partner Hiteshbhai Gunvantbhai Mekhiya, as per details therein.

3. We further state that, a Residential and Commercial project known as " **Shyam Grace** " is being developed on said Non-Agricultural land bearing Block/Survey No-**490/1**, admeasuring **9308** Sq.Mtrs. of Draft Town Planning Scheme No-**58**, of having Final Plot No-**22/1**, admeasuring **6090** Sq.mtrs. (Under RERA Registration 5532 Sq.mtrs) Non-Agricultural land

Date :

and having City Survey No-**NA90/1/P2**, situated at Mouje village Vatva, of Taluka Vatva in Registration District Ahmedabad-11 (**Aslali**) more particularly described in the Schedule hereunder written belonging to "**SHYAM SHIV DEVELPOERS**".

4. **Shyam Shiv Developers** a Partnership firm through its Partner Hiteshbhai Gunvantbhai Mekhiya has taken project finance on the security of project by creating **Rs. 15,00,00,000/-** Rupees **Fifteen Crore** only mortgage by deposit of title Deeds of the property dated **25/07/2023** in favour of State Bank of India, registered under Sr. No. **15211**.



Date :

5. We hereby certify that the Project land in accordance with the said Title Certificate is free from all Encumbrances, except said mortgage dated **25/07/2023**, in favour of State Bank Of India, registered under Sr. No. **15211**.

Date :- 29/07/2023

Place :- Ahmedabad

BINAL J. PITHAVA
B.Com., L.L.B., L.L.M.
ADVOCATE

...*Binal J. Pithava*...

Binal J. Pithava
(Advocate)

