

Ref. No. :

Date : 16 / 02 / 2022

To,
M/s. H. H. Builders,
a Partnership firm,
Ahmedabad.



ENCUMBRANCE CERTIFICATE



Re.: Non Agricultural land bearing Final Plot No. 93 admeasuring about : 4660 sq. mtrs. (allotted in lieu of Survey No. 77/2 admeasuring about : He.Are.Sq.Mtrs.: 0-61-20) of Draft Town Planning Scheme No.1, situated, lying and being at Moje Ghatlodiya, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj), alongwith the Projection of scheme of Commercial Shops, Offices & Residential Flats in the aforesaid land in the name of "PRAVESH", belonging to M/s. H. H. Builders, a Partnership firm being the absolute owner-occupier.
(Hereinafter referred to as the said "Property")

I hereby certify that, I have investigated the titles of Property bearing Non Agricultural land bearing Final Plot No. 93 admeasuring about : 4660 sq. mtrs. (allotted in lieu of Survey No. 77/2 admeasuring about : He.Are.Sq.Mtrs.: 0-61-20) of Draft Town Planning Scheme No.1, situated, lying and being at Moje Ghatlodiya, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj), alongwith the Projection of scheme of Commercial Shops, Offices & Residential Flats in the aforesaid land in the name of "PRAVESH", belonging to M/s. H. H. Builders, a Partnership firm being the absolute owner-occupier and I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper "Gujarat Samachar" dtd.26.08.2018, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years. I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have found entry related to Registered Deed of Mortgage executed by M/s. H. H. Builders in favour of State Bank of India vide Sr. No. 10900, dtd.14.06.2019 as the said Owner-Developer has obtained Project Loan of Rs.9,90,00,000/- (Rupees Nine Crore Ninety Lacs only) against the mortgage of the project land with State Bank of India. Thereafter upon the request of M/s. H. H. Builders, Bank has increased the Loan to Rs. 10,83,00,000/- (Rupees Ten Crore Eighty Three Lacs Only) by Deed of Further Charge dtd.30.07.2020. As referred above and except it. I have not found any charges / lien or any

(P.T.O.)

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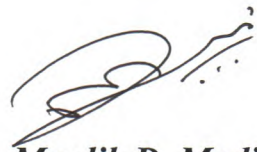
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dues of any Bank or any Government or Semi Government or any Financial Institutions. Except the aforesaid Project Loan of State Bank of India, the said property is free from all kind of litigations, charges, encumbrances and dues.

As **M/s. H. H. Builders** have agreed to sale certain Commercial Shops, Offices & Residential Flats of the aforesaid project to several parties, they might have taken loans / financial facilities to purchaser their concerned Unit. Therefore this Certificate is issued subject to the said loans / financial facilities.

DATED THIS 16TH DAY OF FEBRUARY, 2022




Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.