



Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Nehal Niranjanbhai Shah
Advocates

Ref. No.

Date :

ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the property" which is owned by **AAVISHKAR PROPERTIES a Partnership Firm** (hereinafter referred as owner). Pursuing the title deeds relating thereto and taking necessary searches, I am of the opinion that the titles of the said land belongs to above owner are clear, marketable and free from all encumbrances charges and/or claims except charge of DCB Bank Limited (Mortgage Amount Rs. 15,00,00,000/- Only and Mortgage registered on dated 22/11/2022 under serial no. 24989).

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Multipurpose **Non-agricultural land** bearing Sub Plot No. 27, admeasuring 2669.51 (As per sale deed admeasuring 2669.70 sq. mts.,) situated on the land bearing Revenue Survey No. 451/2, admeasuring about 8899 or thereabouts covered in Draft T.P. Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 176, admeasuring about 5342 sq.mts., situate, lying and being at Mouje Village GOTA, Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) **AAVISHKAR PROPERTIES a Partnership Firm** have proposed construction of residential and commercial purpose building on the said land, under name and style as "ATLANTIS NORTH".

DATED OF THIS 12th JUNE, 2023 AT-AHMEDABAD.

Yours faithfully,

SAURIN R. SHAH
ADVOCATE

(ENROLMENT NO, G/173/2009)



" ARIHANT "

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Ghatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363

E-mail : nehalnshah.associates@gmail.com

RECEIPT

8022023649030		BARCODE				Printed On 09/06/2023 15:24:38	
Department Superintendent of Stamps And Inspector General Of Registration			Payer Details				
Details		TAX ID (If Any)					
Office Name S.R.O - Ahmedabad-8 Sola		Full Name		AKASH			
Location AHMEDABAD		Address		AHMEDABAD			
Year 2023-2024 One time							
Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch	
20230609403322706	Registration Fee (0030-03-104-00)	150.00	155.00	57000013551003009062392952	09/06/2023	SBIEPAY	
	Stamp Duty (0030-02-102-01)	5.00					
Total Amount :-			155.00				
Total Amount In Words :-			Rupees One Hundred Fifty Five Only				
Remarks (If Any)							

SS&IGR-GUJARAT

Disclaimer: This is a digitally system generated receipt, Which does not require signature.

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : AKASH અરજી નંબર : 8022023649030 ગ્રામ નું નામ : GOTA મિલકતનો પ્રકાર: Non-Agriculture
Search Year: 2020 - 2023

મિલકતનું વર્ણન : Survey No : 451/2 ટી.પી.નં. 56, ફા.પ્લોટ નં. 176 ની કુલ 5342 ચો.મી

દસ્તાવેજની આ શોધ S.R.O - Ahmedabad-8 Sola મા 4 વર્ષના ઈ-ડેક્ક -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તેનાર ફરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુરતોજ માહિતી છે. આ શોધમા તા 09-06-2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (બાદા પટાના ઉસ્સામાં આકર પટે આપનાર અથવા પટે રાખનાર આરે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	લેટાઉટ	આકર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સબીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શ્રેણી
NO DATA AVAILABLE								
શ્રી.								

ઈ-સર્વેન્ટ ટ્રાન્ઝેક્શન ID No.20230609403322706 તા 09-06-2023 થી મળેલ છે.

શોધ ફી 50.00

EC. ફી 100

Search by : સંબંધિત : AMRIN YUNUS BHAI JAVWALA



Self attested/સ્વ-પ્રમાણિત :

નોંધ: આ બોજપત્રક આપનાર સંબંધિત સર્વેરી તેની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બહિષ્કારી આપતા નથી. તેમજ નુકસાની માટેના કોઈપણ હકદાર માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/થિડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.

ડિગ્રી તારીખ : 09-06-2023



Serial No: 109
Date: 23 FEB 2023

KAUSHIK G. PATEL
ADVOCATE & NOTARY



FORM 'B'
[See rule 3(4)]

DECLARATION SUPPORTED BY AN AFFIDAVIT,

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr Samarth Patel**, Age : Adult, Occupation : Business, Address : 501, Aaryavart, In lane of Kiran motors, Sola, Ahmedabad, Gujarat-380060, duly authorized partner of Aavishkar Properties, a partnership firm for its project known as Atlantis North vide his authorization dated 21/10/2021.

I **Mr. Samarth Patel**, duly authorized by the promoter Aavishkar Properties, a partnership firm for its project known as **Atlantis North** do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed.
2. The firm, Aavishkar Properties, has taken secured loan of Rs. 15,00,00,000=00/- (Rupees Fifteen Crore only) from DCB BANK LTD, under exclusive first charge of DCB BANK LTD by the way of Registered Mortgage Deed wide Registered No- 24989, Dated 22/11/2022, on the units to be constructed in the scheme known as Atlantis North, on the Non Agriculture land bearing Survey No. 451/2, Final Plot No-176/2 admeasuring about 2669.51.sq Meters forming part of Draft Town Planning Scheme No-56 being at Mouje-Gota, Taluka-Ghatlodia, District- Ahmedabad.
3. That the time period within which the project shall be completed by us is date **31-10-2025**.

AAVISHKAR PROPERTIES

S. Patel
PARTNER

Phone No: 9662288718
Sold To/Issued To:
Samarth Patel
For him/Proof:

INDIA NON JUDICIAL
Stamp
Sola Road
Ahmedabad
380060



380131675867081900-00014692
GUJ/503/AV/626/2022
0000300/-
FEB-08-2023 14:38:01



4. That seventy per cent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



AAVISHKAR PROPERTIES

Samarth Patel

PARTNER

Samarth Patel

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

23 FEB 2023

Verified by me at Ahmedabad on this ____th Day of Feb, 2023

AAVISHKAR PROPERTIES

s. patel

PARTNER

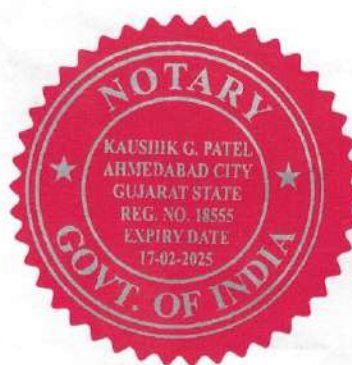
Samarth Patel



SIGNED
BEFORE ME

Kaushik G. Patel
KAUSHIK G. PATEL
NOTARY
GOVT. OF INDIA

23 FEB 2023





भारत सरकार
Government of India

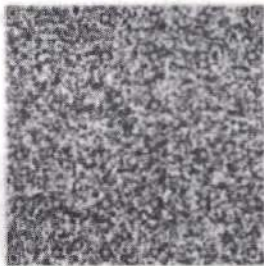
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0000/00440/01870

To
Samarth Dahyabhai Patel
Dahyabhai J patel
501, aaryavart ,
Opp GSC bank lane
Kargil petrol pump
Sola
Sola
Ahmedabad Gujarat - 380060
7016219475



Signature Not Verified



आधार क्रमांक / Your Aadhaar No. :

7511 7634 0390

VID : 9189 7010 1226 0093

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



Samarth Dahyabhai Patel
Date of Birth/DOB: 16/07/1995
Male/ MALE

Spatel

7511 7634 0390

VID : 9189 7010 1226 0093

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAdhaar App.



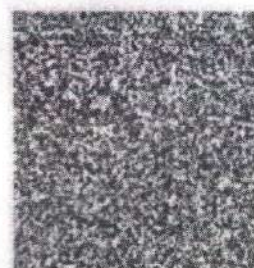
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
Dahyabhai J patel, 501, aaryavart , Opp GSC
bank lane, Kargil petrol pump, Sola, Sola,
Ahmedabad,
Gujarat - 380060

Download Date: 25/05/2022

Spatel



7511 7634 0390

VID : 9189 7010 1226 0093

1047

help@uidai.gov.in

www.uidai.gov.in