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Ref. No. Bjm/109/2020

of 2021

Date:

ENCUMBRANCE CERTIFICATE

1. THIS IS TO CERTIFY that we have carried out work of due diligence of title with respect to the Non-agricultural land situate at Wadaj (sim), Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad-2 (Wadaj), of Town Planning Scheme Ahmedabad No. 29 (Naranpura) Final, bearing:

Final Plot No. 219 of 5796 sq.mts. (old Survey No. 139 part)

Owners: Vivekbhai Prahladbhai Patel and Truptiben
Vivekbhai Patel

Final Plot No. 220 of 9154 sq.mts. (old Survey Nos. 138/1 and
138/2)

Owner: Vivekbhai Prahladbhai Patel.

AND

Developer : M/s. Deep Builders for both the lands.



2. We have given our Report on Title, dated 3rd May, 2021, bearing Ref. No. BJM/109/2020 of 2021, addressed to VIVEKBHAI PRAHLADBHAI PATEL and TRUPTIBEN VIVEKBHAI PATEL and M/S DEEP BUILDERS certifying the title of Vivekbhai Prahladbhai Patel and Truptiben Vivekbhai Patel as the

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Owners and M/S DEEP BUILDERS as Developers, as per details and subject to stated therein.

3. DINESH MANEKLAL PATEL, Partner of said M/S DEEP BUILDERS and VIVEKBHAI PRAHLADBHAI PATEL and TRUPTIBEN VIVEKBHAI PATEL have made Declaration and Indemnity on Title, dated 3rd May, 2021, attested by Public Notary. We have relied upon the same.
4. Mixed Project (commercial and residential) is proposed by said M/S DEEP BUILDERS on the said lands. Such project is described as "INDRAPRASTH SAPTAK". The development plans for the Proposed Project are sanctioned by Ahmedabad Municipal Corporation for construction of Residential + Commercial Multistoried Buildings as per six Commencement Letter/s (Rajachitthi) all dated 1st April, 2021 as per details below:-

Sr.No.	Rajachitthi No.	Block No.
1	04724/060321/A4649/R0/M1	A
2	04725/060321/A4650/R0/M1	B
3	04726/060321/A4651/R0/M1	C
4	04727/060321/A4652/R0/M1	D
5	04728/060321/A4653/R0/M1	E + F
6	04729/060321/A4654/R0/M1	G + H

5. We hereby certify that the said Project Land in the manner as per the said Report on Title, para 2 above is free from all encumbrances.

DATED THIS 3rd DAY OF MAY, 2021.

H. Desai & Co

ADVOCATES AND SOLICITORS



(SHARAD A. JOSHI, ADVOCATE)
PARTNER
(ENROLMENT : G/363/1984)

109En-Crt1.20