

PRAFUL V. CHODVADIYA

ADVOCATE
[B.Com., LL.B.]

Off. A-205, Apex Commercial Center.opp. Dhana Mill, VarachhaMain Road,Surat.

Ref. No.

Date : 16/05/2023

To.

Matrushri Capital Management LLP

Project : ANANTA HEIGHTS,

T.P.18 (Mota Varachha), F.P.No. : 56 & 57,

R.S.No.109 & 110, Block No.107 & 108,

Mota Varachha, Surat.

ENCUMBRANCE CERTIFICATE

I have taken only the search of records maintained at the office of Sub-Registrar, Surat for the time period from 1990 to 2023, for the Property more particularly described in the Schedule hereunder written and submit my report thereon to you as under:

That from the search of records being maintained by the Mamlatdar, Taluka: and Circle Inspector/Talati, Mouje: Mota Varachha, as also from the search through my search clerk of the available records being maintained by the District Registrar of Surat and Sub-Registrar of Surat from 1990 to 2023.

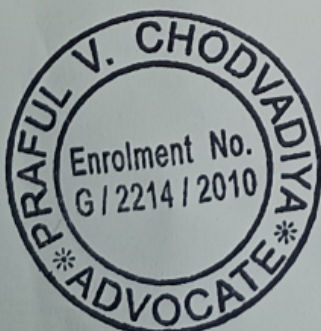
I further found that, Matrushri Capital Management LLP has not obtained any loan from any Bank or financial institute regarding the subject property. The titles of subject project property known as "ANANTA HEIGHTS" [located at: T.P.18 (Mota Varachha), F.P.No. : 56 & 57, R.S.No.109 & 110, Block No.107 & 108, Mota Varachha, Surat] are clear and marketable and free from any Litigation and without encumbrances. There is no encumbrance or charge reflected over the land as per the search conducted with the Sub-Registrar.

THE SCHEDULE OF THE PROPERTY

Ref.: Supplementary investigation of title non-agricultural land of Block No. 107And 108, comprised in the T.P. scheme no 18 (Mota Varachha) allotted FP no 56+57 admeasuring total final plot area of 6395 sq. mt. of Village Motavarachha, Tal. Adajan, Dist. Surat

Enclosures:-

The Copy of application No. of the Search is (1) 202301800035069, (2) 202301800035067, (3) 202302100029534, (4) 202302100029535, (5) 8022023532927, (6) 8022023547524, dated: 11/05/2023 and 16/05/2023 issued by the Sub-Registrar, Surat.



PRAFUL V. CHODVADIYA
(B.COM. L.L.B.)

ADVOCATE
A-205, APEX Commercial Center,
Varachha Road, SURAT-395 006

(PRAFUL V. CHODVADIYA)
(ADVOCATE)
(G-2214/2010)