

ENCUBANCE CERTIFICATE

Saurabh Vyas

B.Com. LL.B. (Advocate)

G/3339/2010

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ENCUBANCE CERTIFICATE

To,

TIRTH INFRACON

Narol, Ahmedabad- 382405.

Ref : Investigation of Title of the Property situated at **Known as "TIRTH INFRACON"** admeasuring about **total 4978 Sq. Mtrs. N.A. land WITH** Constructed and under Construction Unit. with situated on **Final Plot No. 5, of T.P.S. No. 74, of R. Survey to NEW BLOCK No. 867, KHATA No. 644, (Old Survey No.118, 1625/1 TO 3), Old BLOCK No.123, of Mouje:-ASLALI, Taluka:-DASKOI, Dist. Ahmedabad. SUB.DIST. AHMEDABAD-11-ASLALI,**

The Property belongs to **TIRTH INFRACON - A Partnership Firm**

(1) KRUNAL RAMESHCHANDRA PATEL

(2) RAMESHCHANDRA NAROTTAMDAS PATEL

(3) NARESHBHAI NAROTTAMDAS PATEL

THIS IS TO CERTIFY that I have caused necessary searches to be taken with the revenue and sub registry records for a period from (As per our Client Bank's Instruction) with respect to the above referred property. We have gathered relevant information/particulars from you and from declaration-cum-indemnity filed before me.

PROPERTY DETAIL :-

All that property bearing **Known as "TIRTH INFRACON"** developed by situated on **Final Plot No. 5, of T.P.S. No. 74, of R. Survey to NEW BLOCK No. 867, KHATA No. 644, (Old Survey No.118, 1625/1 TO 3), Old BLOCK No.123, of Mouje:-ASLALI, Taluka:-DASKOI, Dist. Ahmedabad. SUB. DIST. AHMEDABAD-11-**

ASLALI and admeasuring about **total 4978 Sq. Mtrs. N.A. land** WITH Constructed and under Construction Unit.

The above property is bounded as under:-

On East :- 18 **Mtrs.** T.P. ROAD.

On West :- 9 **Mtrs.** T.P. ROAD.

On North :- T.P. RESERVATIONS ROAD.

On South :- Final Plot No. 6, T.P. 74.

CURRENT OWNER :- **TIRTH INFRACON - A Partnership Firm**

LAND AREA :- **4978 Sq. Mtrs. N.A. land**

VALUE OF TRANSACTION :- Rs.2,29,8940/-

DATE OF TRANSACTION :- 18/04/2019

LAND CLASSIFICATION :- Commercial

2. MORTGAGE DETAILS:-

Sr. No.	Detail	Loan Amount	Sr. No. and Date
1.	Mortgage Deed Registered in favor of SHREE KADI NAGARIK SAHAKARI BANK LTD – Science city Branch On above described property	Rs.7,00,00,000 /-	Reg. No. 203 Reg. Date 05/01/2021
2	Enhancement In Mortgage deed Registered in favor of SHREE KADI NAGARIK SAHAKARI BANK LTD – Science city Branch On above described property	Rs.3,00,00,000 /-	Reg. No. 10170 Reg. Date 05/07/2021

3. HISTORY :-

Document No. and Year	Date of Reg.	Name of executants	Name of Claimants	Nature of Transition	Value In Rs.
Reg. No. 5161/2019	18/04/2019	1. Atmar ambhai, 2. Thakorbhai, 3. Narharibhai and 4. Sushiben 5. Kiranbhai and 6. Kalpeshbhai	TIRTH INFRACON - A Partnership Firm	Sale Deed	2,29,8940/-
Reg. No. 203/2021	05/01/2021	TIRTH INFRACON - A Partnership Firm	SHREE KADI NAGARIK SAHAKARI BANK LTD - Science city Branch	Mortgage	7,00,00,000/-
Reg. No. 10170/2021	05/07/2021	TIRTH INFRACON - A Partnership Firm	SHREE KADI NAGARIK SAHAKARI BANK LTD - Science city Branch	Mortgage	3,00,00,000/-

(1) A Lis Pendency of the said land for the Civil Suit No. 120/2011 executed by Hasumatiben W/o Girishbhai Kanubhai Patel D/o Fakirbhai Patel, which was withdraw this Civil Suit No. 120/2011 by plaintiffs and defendants. dated 18/10/2012 which was registered with the Sub Registrar, Ahmedabad - serial no. 1957. 14 (Daskroi) on the same day under Serial No. 1957.

(2) A Release Deed executed by Madhuben D/o Dahyabhai Fakirbhai and others in favour of Aatmarambhai Dahyabhai and others by Consideration Release deed

dated 16/11/2017 which was registered with the Sub Registrar, Ahmedabad - serial no. 2601. 14 (Daskroi) on the same day under Serial No. 2601.

In view of what is stated above, I am of the opinion that the title of the above last occupier **TIRTH INFRACON, A PARTNERSHIP** Firm to the said land more particularly described in the Schedule hereunder written is clear and marketable and is free from any charges or encumbrances and also free from reasonable doubts.

I hereby opine that subject to my encumbrance certificate, the above-referred property Owner is **TIRTH INFRACON** and said property is mortgaged to **Shree Kadi Nagark Bank Ltd. Science city branch** and as per agreements and undertaking you have to take necessary no-objection certificate from the bank before any transaction to third party.

Place :- Ahmedabad

Date :- 27-10-2021



Saurabh Vyas
(Advocate)