



Deepak B. Sejwani

Advocate and Notary

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Ref No: S&Co/SK_Rera/2022

ENCUMBRANCE CERTIFICATE

To,
Keshav Associates
Ahmedabad.



RE: ALL THAT PIECE AND PARCEL of non – agricultural land bearing Survey No. 907/1/2, Sub Plot No. 2 admeasuring 3466 Sq. Mtrs. i.e. 4145 Sq. Yards of Final Plot No. 43/1 of Town Planning Scheme No. 106 (Vastral – Ramol) within the Sim of Mouje Vastral, Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad – 12 (Nikol) to Keshav Associates, a partnership firm of Ahmedabad having its office at 5, Kalptaru Residency, Opp. Galaxy Township, Vastral, Ahmedabad.

Sir,

Pursuant to your instructions given to investigate the title of the property mentioned hereinabove, I, Deepak B. Sejwani, Advocate & Notary having experience of more than 38 years, have caused necessary searches to be taken with the available revenue and sub-registry records by our search clerk.

Further, I have also perused the relevant papers and documents and after referring documents and after due sub-registrar search and from that information provided to us and relevant papers/documents given to us and believing same to be true, correct and genuine, in our opinion the aforesaid property is in the name of Keshav Associates, a partnership firm.

Further I have found that the said Keshav Associates, a partnership firm has implemented a scheme of residential flat and commercial units known as 'Shri Keshav' on the said land admeasuring 3466 Sq. Mtrs.

Moreover, said Keshav Associates, a partnership firm has obtained loan of Rs. 8,00,00,000/- (Rupees Eight Crores Only) from State Bank of India over the said parcels of land and created mortgage in favour of said State Bank of India. The Mortgage Deed dated 21-10-2022 was registered with the Sub-registrar of Assurances at Ahmedabad under Serial Number 25935 on 21-10-2022.



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The said mortgage is pending over the said land and thereby mortgage in favour of said State Bank of India is subsisting over the said land.

Therefore I state and declare **All that** piece and parcel of non – agricultural land bearing Survey No. 907/1/2, Sub Plot No. 2 admeasuring 3466 Sq. Mtrs. i.e. 4145 Sq. Yards of Final Plot No. 43/1 of Town Planning Scheme No. 106 (Vastral – Ramol) within the Sim of Mouje Vastral, Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad – 12 (Nikol) is owned and possessed by **Keshav Associates**, a partnership firm **with the mortgage and encumbrance of State Bank of India**.

DATED THIS 19th DAY OF DECEMBER, 2022,



DEEPAK B. SEJWANI

ADVOCATE & NOTARY