

ENCUMBRANCE CERTIFICATE

This is to certify that I, **RAHUL K SHAH**, Advocate has investigated the title of **M/s SHUBHAM DEVELOPERS** as Developer and **Gagan Flat Owners Association through its Members/Flat Holder** as Land Owner to the immovable properties situated at City Rajkot more particularly described hereinafter and on the basis of the title deed/s and other relevant documents produced to me, the discussions I/we had with him/them about the property he/they are in possession of, the Revenue Authorities and searches carried out by us in the Office of the Sub-Registrar of Assurances, I am of the opinion that title vested in **M/s SHUBHAM DEVELOPERS** as Developer and **Gagan Flat Owners Association through its Members/Flat Holder** as Land Owner is free and clear of all liens and encumbrances, except as follows:

That the land owners has availed credit facilities as under:

Name	Flat No	Loan Amount	Bank Name	Period (in Months)	Commencing from
Sagar B. Tanna	3	5526005	Yes Bank	300	15-06-21
Sagar B. Tanna	5	5068488	Shriram Housing Finance Ltd	180	05-08-21
Sagar B. Tanna	6	4880626	JM Finance Home Loans	240	12-07-21
Sagar B. Tanna	8	5000000	Axis Bank	240	10-08-21
Sagar B. Tanna	9	4800000	Suryoday Bank Finance Bank Ltd	240	10-06-21
Total		25275119			

Property Description

Residential Flats known as “**GARDEN GREEN**” being constructed, on piece and parcel of the non-agricultural land bearing Revenue Survey No 90/P of Village Raiya, bearing Plot No. 68 land admeasuring Net Plot Area 571-00 Sq Mtrs, bearing Final Plot No 218 of TP Scheme No.1 (Raiya), situated at Raiya, now within the limits at Rajkot Municipal Corporation, Taluka and District Rajkot in the State of Gujarat.

The particulars in title deeds are in conformity with the records of the Sub-Registrar Rajkot and there is no deviation. The right, title and interest of the owner, over the above referred property is clear, marketable and free from any encumbrances and beyond reasonable doubt.

Place: Rajkot

Date: 30/12/2021




RAHUL K SHAH

Advocate

(Enrollment No.G/233/2000)