

F. K. Lakhani Associates

Advocates

601, 6th Floor, Haveli Arcade, Above Radhe Sweets, Sector - 11, Gandhinagar - 382011
E-mail : fklakhani_associates@yahoo.in, Ph. 079 232 21627

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ENCUMBRANCE CERTIFICATE

Date : 02/07/2022.

To,
AKSHAR ANAND,
Plot No.905, Suthar Vas,
At & Post – Rupal,
Taluka and District - Gandhinagar

Dear Sir,

RE: Encumbrance Certificate for the property bearing Block/Survey No.268 admeasuring 4249 Sq.Mtrs. which comprised in Town Planning Scheme No.13 and allotted Final Plot No.88 admeasuring 2762 Sq.Mtrs. and Residential and commercial units constructed thereon which is known as "**SAHAJANAND SHINE**" Situated at **Mouje: Vavol**, Taluka: Gandhinagar in the Registration District and Sub-District of Gandhinagar – Gujarat belonging to **AKSHAR ANAND, a Partnership Firm – Subject to Existing Charge of Hero Fin Corp Limited (HFCL), Delhi for Rs.9,90,00,000/- [Rupees Nine Crore Ninety Lakh only] (Registered Mortgage Deed No.20256 dated 12/05/2022.**



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Pursuant to your instructions, we hereby certify on the basis of search taken at the office of The Sub Registrar, Gandhinagar **from the year 1992 TO 2022** that the above party have not created any other charge or encumbrance over the said property (Except Existing Charge of **Hero Fin Corp Limited (HFCL), Delhi**) and the same is free from all encumbrances and the same are clear and marketable (SUBJECT TO Existing Charge of **Hero Fin Corp Limited (HFCL), Delhi**) and the said property is more particularly described in the SCHEDULE hereunder written and the same are belonging to **AKSHAR ANAND, a Partnership Firm.**

SCHEDULE **(Description of the property)**

All that piece and parcel of the property situated at **Mouje: VAVOL,** Taluka: Gandhinagar in the registration Sub-District and District of Gandhinagar – Gujarat bearing Block/Survey No.268 admeasuring 4249 Sq.Mtrs. which comprised in Town Planning Scheme No.13 and allotted Final Plot No.88 admeasuring 2762 Sq.Mtrs. and Residential and commercial units constructed thereon which is known as "**SAHAJANAND SHINE**" and Bounded as follows :-

BOUNDARY OF FINAL PLOT NO.88

EAST : 12.00 Mtrs. Road and GUDA Water Tank
WEST : Divya Party Plot
NORTH : 18.00 Mtrs. Road & Siddharth Status
SOUTH : Siddharth Residency



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Disclaimer :-

1. This Certificate is issued on the basis of Computerized Search Report provided by The Sub-Registrar, Gandhinagar for this property on 29/06/2022 vide Money Receipt No.202204800051847.
2. While conducting search in the office of the Sub Registrar of Assurances, we have found that certain Index-II Books are torn while the entries are also not maintained up to date and are also not in good condition. Further, we have relied on computer report provided by The Sub Registrar assuming to be correct, we shall not be responsible for any error committed by the said office in the said Search Report. We have also relied on the land revenue record i.e. Village Form No.7/12 and mutation entries reflect transfers, intervener, inheritance tenancy rights and other diverse interests created in the said land. The Mutation Entries so far as the said land are concerned are only relevant extract and they depict the position of the said land.

PLACE : GANDHINAGAR

DATE : 02/07/2022

For F.K.LAKHANI – ASSOCIATES, ADVOCATES
Regn. No.G/440/1978, Bar Council of Gujarat.

signed

