

ENCUMBRANCE CERTIFICATE

Ref : AU/001/2023
Date : 24-02-2023

To,
AU Small Finance Bank
Ahmedabad

Dear Sir/Madam,

Sub: ENCUMBRANCE STATUS

Ref.: Shree Balaji Buildcon, a Partnership Firm

Pursuant to the instructions, we have obtain a search data of Index II from The Sub Registrar, Concerned from last search taken i.e.06-12-2022 till date.

SCHEDULE OF THE PROPERTY

Non agriculture Freehold land bearing Block No.450/1 adm.1588 Sq.Mtrs., Block No.450/2 adm.12273 Sq.Mtrs., Block No.451 adm.1012 Sq.Mtrs. & Block No.452 admeasuring 1012 Sq.Mtrs. Total admeasuring 15885 Sq.Mtrs. covered under of Town Planning scheme No.118 given a Final Plot No.46/1+46/2 adm.9530 Sq.Mtrs. paiki **Sub Plot No.3 admeasuring 2760.10 Sq.Mtrs.** of Mouje Village **SINGARVA** Taluka Dascroi in the District of Ahmedabad and Registration Sub-District Ahmedabad -12 [Nikol] belonged to **M/s. Shree Balaji Buildcon, a Partnership Firm through its partners**

1. Dilipbhai Harjivanbhai Rathod
2. Ritaben Dilipbhai Rathod
3. Sanketkumar Devrajbhai Chudasma
4. Yagn Rasikbhai Chudasma
5. Jitendra Jayantbhai Dodiya
6. Bipinbhai Naranbhai Ramani. And to be floated a scheme known as **"SATYAM"**.

In view of what is stated hereinabove, I hereby certify that the titles to the property inquestion which is more particularly described in the Schedule hereinabove written are clear and marketable and free from all encumbrances.

Subject To : 1...Area of land sold by said Land owners to the members in said scheme on above referred land bearing lessened/deducted and mortgage, charge loan if any created by said members.

2...Existing charge of AU Small Finance Bank Ltd.

We have found following transaction during the search :-

1...That, M/s.Shree Infra, a Partnership Firm sold and conveyed the land of **Sub Plot No.3 admeasuring 2760.10 Sq.Mtrs.** of Final Plot No.46/1+46/2 adm.9530 of TP scheme No.118 allotted in lieu of Block/Survey No.450/1 (old Survey No.83/1) admeasuring 1588 Sq.Mtrs. & Block/Survey No.450/2 (old Survey No.83/1) adm. 12273 Sq.Mtrs. & Block/Survey No.451 (old Survey No.83/2) adm.1012 Sq.Mtrs. & Block/Survey No.452 (old Survey No.83/3) adm.1012 Sq.Mtrs. TOTAL adm.15885 Sq.Mtrs. to M/s.Shree Balaji Buildcon, a Partnership Firm by a Registered Sale deed No.9789 dt.18-04-2022.



2...That, Shree Balaji Buildcon, a Partnership Firm mortgaged the land of Sub Plot No.3 admeasuring 2760.10 Sq.Mtrs. to AU Small Finance Bank Ltd. by a Registered Mortgage deed No.1903 dt.25-01-2023. (As per Index II records of The SRO, name of mortgagor is mentioned as Dilipbhai H.Rathod instead of M/s.Shree Balaji Buildcon, a Partnership Firm through its authorized partner) For loan amount of Rs.10,00,00,000/- (Rupees Ten Crores Only)

From the search of available records of The Sub Registrar,[Index II] Concerned we have not found any other charge or encumbrance to have been created on the said property. We have relied on computer report provided by The Sub Registrar, Concerned assuming to be correct, we shall not be responsible for any error committed by the said office in the said search report-receipt.

Yours truly,
For, G.A.MEMON ASSOCIATES

Encl : Search Receipt No.26848/33144 dated 24-02-2023.

