

ENCUMBRANCE CERTIFICATE

MOUJE : HANSPURA

Revenue Survey No. : 123

T.P. Scheme No. 109, F. P. No. 82

Sub Plot No. 2/01

**DINESH B. PATEL
ADVOCATE**

**Office : 404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle,
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

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To,
M/S. SHREE HARI DEVELOPERS,
A Partnership Firm through its Partner
Shri Rajesh Bachubhai Vadadoriya

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, M/S. SHREE HARI DEVELOPERS, A Partnership Firms having its office at Survey No. 123, F.P. No. 82/2/1, T. P. Scheme No. 109 (Hanspura), Near Aryan Sky, 108 Emergency Centre, Hanspura Village, Ahmedabad. (hereinafter called the **"Promoter"**) is owners and possessors of the Freehold Non Agricultural Multipurpose Use Land bearing Revenue Survey/Block No. 123 land admeasuring 18009 square meters out of which land admeasuring 17357 square meters was covered under the Draft Town Planning Scheme No. 109 and allotted Final Plot No. 82 total land admeasuring 10414 square meters out of which Sub Plot No. 2 having land admeasuring 3490.69 square meters out of which Sub Plot No. 2/01 having land admeasuring 1745.55 square meters (as per the plan approved by the A.M.C.) situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 06 (Naroda) and more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said promoter has commenced with the Residential cum Commercial project namely **"GANESHA 48"** on the said project land.

Earlier, I had investigated the titles of the abovereferred land and I have issued Title Certificate, Title Report and Non Encumbrance Certificate dated 28th January, 2022.



Thereafter at present, as per the request and requirement of owner of the aforesaid subject land M/s. Shree Hari Developers, A Partnership Firms, I have caused to be taken searches of available registration record through our search clerk and believing the same to be true, correct and trustworthy; we hereby issue this Encumbrance Certificate and opine that the said Project Land is free from any encumbrance except Project Loan subject to :

1. Charge of Aditya Birla Housing Finance Ltd., for Rs. 6,00,00,000/- (Rupees Six Crore Only) as per mortgage deed which was registered before the Sub Registrar Ahmedabad - 6 (Naroda) under serial no. 10285 dated 29.04.2022.

SCHEDULE

(Description of the Project Land)

All That piece or parcel of Freehold Non Agricultural Multipurpose Use Land bearing Revenue Survey/Block No. 123 land admeasuring 18009 square meters out of which land admeasuring 17357 square meters was covered under the Draft Town Planning Scheme No. 109 and allotted Final Plot No. 82 total land admeasuring 10414 square meters out of which Sub Plot No. 2 having land admeasuring 3490.69 square meters out of which Sub Plot No. 2/01 having land admeasuring 1745.55 square meters (as per the plan approved by the A.M.C.) situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 06 (Naroda).

PLACE : AHMEDABAD

DATE : 07/05/2022



DINESH B. PATEL
ADVOCATE